

City of Inverness

Comprehensive Plan



GOALS OBJECTIVES AND POLICIES

Adopted June 7, 2016

CITY OF INVERNESS LOCAL PLANNING AGENCY

PUBLIC PARTICIPATION AND MONITORING PROCEDURES FOR THE CITY OF INVERNESS COMPREHENSIVE PLANNING PROCESS

I. PURPOSE

The purpose of these procedures is to encourage public participation in the City of Inverness planning process and to satisfy the requirements of Chapter 9J-5.004 and 9J-5.005, Florida Administrative Code. These procedures will be followed during the comprehensive plan adoption revision process, per Section 163.3181, Florida Statutes, and Chapters 9J-5 and 9J-12, Florida Administrative Code, amendments of the Comprehensive Plan and evaluation and appraisal reports.

II. NOTICE TO REAL PROPERTY OWNERS AND GENERAL PUBLIC

The Local Planning Agency shall notify real property owners, and the general public, of all workshops, and general and special meetings concerning the Comprehensive Plan, amendments to the Comprehensive Plan.

Notification shall be provided in a newspaper of general circulation announcing, at a minimum, the meeting date, time, place, subject of the meeting, and places where proposals may be inspected. The advertisements shall not be placed in a portion of the paper where legal notices and classified advertisements appear. The advertisements shall be placed in a newspaper at least seven days prior to regularly scheduled meetings, unless otherwise provided by Chapter 163, Florida Statutes. Advertisements shall also advise that interested parties may appear at the meeting and be heard regarding the transmittal or adoption of the Comprehensive Plan or Plan Amendment.

III. OPPORTUNITIES TO PROVIDE WRITTEN COMMENTS

The Local Planning Agency shall announce at all meetings that written comments will be accepted throughout the planning process.

IV. ASSURANCE THAT REQUIRED PUBLIC HEARINGS ARE CONDUCTED

In accordance with Section 163.3174, Florida Statutes, the Local Planning Agency shall conduct public hearings to consider the required and optional elements of the Comprehensive Plan for the purpose of making a recommendation to the Inverness City Council. The Local Planning Agency shall conduct at least one public hearing prior to forwarding a recommendation to the Inverness City Council.

V. CONSIDERATION AND RESPONSE TO PUBLIC COMMENTS

Throughout the process many citizens, groups, and/or organizations will be offering comments to the Local Planning Agency concerning the Comprehensive Plan. These comments, be it oral and/or written, will be considered in several ways. First, testimony at meetings is considered when given. The meetings provide a forum for dialogue among the citizenry, the Local Planning Agency and staff.

Also the Local Planning Agency will monitor all written and verbal comments via the professional staff and consultants. Staff and consultants will keep the Local Planning Agency apprised of the comments at regularly scheduled and special meetings. The Local Planning Agency will encourage input at all meetings.

VI. Monitoring and Evaluation Procedures

- A. Citizen Participation:** Each year, both the Local Planning Agency and the City Council shall conduct one or more joint public meetings regarding the comprehensive plan.
- B. Updating Baseline Data and Measurable Objectives:** The Local Planning Agency shall, with assistance from City Staff, prepare updated baseline data and measurable objectives as needed. The data will then be reviewed by the Local Planning Agency which shall provide recommendations to the City Council where appropriate.
- C. Accomplishments in the Initial Planning Period:** The Local Planning Agency will, with the assistance from the City Staff develop a Comprehensive Plan Assessment Report (draft), which at a minimum will assess the degree to which selected goals, objectives and policies from each element have been reached.
- D. Obstacles or Problems:** As a part of the above referenced report, the Community Development Director will identify obstacles or problems [including changed conditions] which resulted in underachievement.
- E. New or Modified Goals, Objectives or Policies:** The Local Planning Agency will, with the assistance of the City Staff and with referral to the Assessment Report or subsequent Evaluation and Appraisal Report, recommend new or revised goals, objectives or policies needed in response to discovered problems.
- F. Assured, Continued Monitoring and Evaluation:** The yearly joint meetings, the annual updating of the Capital Improvements Element, and the involvement of the City Staff are some methods by which the City has assured that monitoring and evaluation will be continuous. In addition, it is the adopted policy of the City of Inverness to assign to the Local Planning Agency the responsibility for ongoing and future monitoring and evaluation of this comprehensive plan.

EXECUTIVE SUMMARY

BACKGROUND

In response to the problems associated with Florida's rapid growth, the 1985 Florida Legislature adopted the "Local Government Comprehensive Planning and Land Development Regulation Act." This legislation and subsequent amendments, required that all local governments adopt a comprehensive plan, establish level of service standards, and develop other criteria to guide orderly growth and development. This planning process requires the management of land and its natural resources while also recognizing the importance of long range planning for the maintenance of the health, safety, and welfare of the residents of the community. The planning endeavors involved in this process while being extensive and comprehensive are oriented toward answering the basic questions of:

- what are the characteristics of the community?
- in what direction does the community desire to go in the future?
- how will the City achieve its desired direction?

The initial phase of this process requires extensive research and analysis to determine the characteristics of the community and provides the supporting data for the second phase of the process which is determining the desired direction of the community. The second phase encompasses the preparation of goals, objectives, and policies for the purposes of guiding the community toward its desired direction. The final phase addresses the issues of how to achieve the stated goals, objectives, and policies and involves development of a capital improvements program and land development regulations oriented toward implementing the community's stated goals, objectives, and policies.

The City of Inverness is a pleasant, stable, small town in central Florida which is primarily a low density, single family residential community with a retirement and service-based economy. Inverness is the County Seat for Citrus County. According to the Bureau of Economic and Business Research (BEBR) at the University of Florida, the City's 2006 estimated population was 7,240 persons. Which represents a 499 person increase from the 1996 estimate of 6,741 persons. The City is bordered on the north, south, and west by unincorporated Citrus County and on the east by Lake Tsala Apopka chain of lakes. Inverness is 70 miles northwest of Orlando and 65 miles north of Tampa.

The City of Inverness enjoys a positive quality of life and desires to maintain its small town atmosphere. A visioning exercise was conducted to serve as a foundation to this comprehensive plan. The following comprises the vision statement for the City of Inverness approved by the INVision 2005 participants on May 19, 1995: The vision statement below remains relevant and is preserved in the 2020 comprehensive plan out of respect for the citizen effort from which it emerged.

Inverness will continue to be a safe and friendly community, and its citizens expect their government to be progressive, dynamic, and responsive to their needs. Retention of family values and affordable lifestyles are cornerstones of Inverness' future. The citizens will seek new ways for the community to grow, while refusing to let the city lose its small town flavor, country charm, and rural atmosphere. Community pride will increase because of what Inverness has already accomplished and its citizens' commitment to do even more in the next ten years.

Inverness' chain of lakes and natural environment form a vivid backdrop, which will be compatible with economic

vitality and cultural opportunities in the new “old” Inverness of 2005. A delicate balance between man and nature will be achieved in a way that is beneficial to both. The Rails-to-Trails of the Withlacoochee, and expansion of connecting walkways and paths and other recreational opportunities (especially near downtown), will be actively pursued for people of all ages. Inverness’ lakes are a natural freshwater wonderland within Citrus County and the “Nature Coast.” Over the next ten years, cleaner lakes and waters will be the goal of the city. Inverness will lend its support to protect our water resources, especially our drinking water supplies, recognizing that this will require action by others outside the city to succeed. Inverness will seek the cooperation and joint venture action from those who can help the city accomplish its goal. These actions are considered fundamental to maintaining and improving our quality of life.

Public and private partnerships will be encouraged to improve, expand, enhance, and diversify the economy and the tax base citywide. Leadership will seek to attract new business which will complement existing developed areas. The important contributions and service provided by our public school facilities, hospital (Citrus Memorial), and churches were also identified. The schools and hospitals contribute significantly to our local economy and employment. These among other new ventures will open new opportunities for our youth who want to stay here to work and raise their families. Strategic expansion of the city to provide needed services will be explored where it can further stabilize the tax structure to achieve greater efficiencies and address environmental concerns.

The downtown is recognized as the heartbeat of the city. Through the combined efforts of individuals, businesses, government, civic clubs, and groups like the Olde Town Association, Inverness Community Redevelopment Agency (ICRA), and Chamber of Commerce efforts to attract more people and investments downtown will be expanded. Through increased coordination with the county, completion of the restoration of the historic courthouse underway, and other improvements in the courthouse square area, the downtown revitalization of Inverness will enjoy an unparalleled renaissance in the next century. Growth that retains historic character will be encouraged to provide positive first impressions to both visitors and newcomers as well as serving a source of pride for Inverness’ citizens.

As a result of these desires and expressed direction, the goals, objectives and policies of this comprehensive plan support the residential character of the community, downtown revitalization, economic development, and environmental protection in the community. Although the preceding vision statement was created in 1995, it will remain as a valuable statement by the citizens of the City of Inverness. The statement continues to provide a clear and desirable vision for 2020.

The following paragraphs represent a generalized summary of the Inverness 2020 Comprehensive Plan. The plan has been designed to answer the foregoing questions of what, where, and how.

CHAPTER 1 FUTURE LAND USE ELEMENT

The Future Land Use Element establishes the City’s statement of intent relative to growth management; traffic circulation and parking; intergovernmental coordination; zoning consistency; historical and natural resource protection; residential, commercial, office, industrial, public/semi-public, and recreation land uses; redevelopment; and the economy. Significant changes include the addition of policy language for intensity of development, redevelopment and a transportation concurrency exception area.

CHAPTER 2 HOUSING ELEMENT

The goal of the Housing Element is to ensure a sufficient supply and variety of sound, safe, sanitary, and affordable dwellings in appropriate locations. There are no significant changes to the goals, objectives and policies section of the element. However, numerous changes were made to the data and analysis supporting those policies.

CHAPTER 3 RECREATION AND OPEN SPACE ELEMENT

The Recreation and Open Space Element contains goals, objectives and policies for parkland and facilities levels of service, intergovernmental coordination, maintenance, access, public information, and open space. Inverness enjoys park and recreation facilities equal to those of larger cities. There were no major changes to this element.

CHAPTER 4 CONSERVATION ELEMENT

The purpose of the Conservation Element is to provide a guide for the conservation, use, and protection of the City's natural resources which are integral to public health, safety, welfare, and quality of life. In Inverness, highly drained soils and proximity to the Floridan aquifer make suitable conditions for aquifer recharge. In areas where stormwater infiltration is impeded by urban development (e.g., roads and rooftops), stormwater runoff flows into surface water bodies. Although, surface water quality within the City's lakes is good to fair depending on water levels and time of year, lake management plans are necessary to understand and protect each system in relation to potential impacts. Stormwater runoff, nutrients in the system, septic tank leaching, and other influences from urban use and development can have adverse impacts on water quality of both surface and groundwater resources. Other features discussed in the Conservation Element are floodplains, flora and fauna, air quality, uses of natural resources, hazardous waste, pollution, radon gas, development pressure, and water use and conservation.

CHAPTER 5 INFRASTRUCTURE ELEMENT

With regard to existing conditions, the City provides potable water, sanitary sewer, and solid waste collection to its residents. Stormwater drainage facilities are required of new development and also occur in conjunction with road improvements and City projects. Groundwater recharge is also addressed in the Infrastructure Element. Inverness is located in an area with high to medium recharge rates. The majority of the City has characteristics which are conducive to high aquifer recharge.

CHAPTER 6 TRAFFIC CIRCULATION ELEMENT

The goals, objectives and policies of the transportation element guide the City's intentions for not only the roadway system but also for multi-modal transportation including bicycles, pedestrians and transit. New policies point toward opportunities to improve the multi-modal transportation system. At the present time, roadway improvements have just been completed for US 41 South but are needed for US 41 North which is expected exceed the City's adopted level of service standard. Improvements to US 41 North have been previously listed in the FDOT five year plan. However funding remains uncertain at this time. Where US 41 and SR 44 run together through the center of the City will also soon show traffic congestion beyond the adopted level of service. New policies in the Transportation element establish a transportation concurrency exception area that recognizes the downtown area is congested at peak hour traffic as is typical in many economic hubs.

The Transportation Concurrency Exception Area approach is a flexible transportation concurrency option designed to reduce the adverse impact transportation concurrency may have on urban infill

development and redevelopment and the achievement of other goals and policies of the state comprehensive plan, such as promoting the development of public transportation.

CHAPTER 7 INTERGOVERNMENTAL COORDINATION ELEMENT

The Intergovernmental Coordination Element serves to insure that the comprehensive plan is internally consistent and, via the establishment of certain goals, objectives and policies, responds to the need for the coordination with adjacent local governments and regional and state agencies. There were no significant changes to the Intergovernmental Coordination Element.

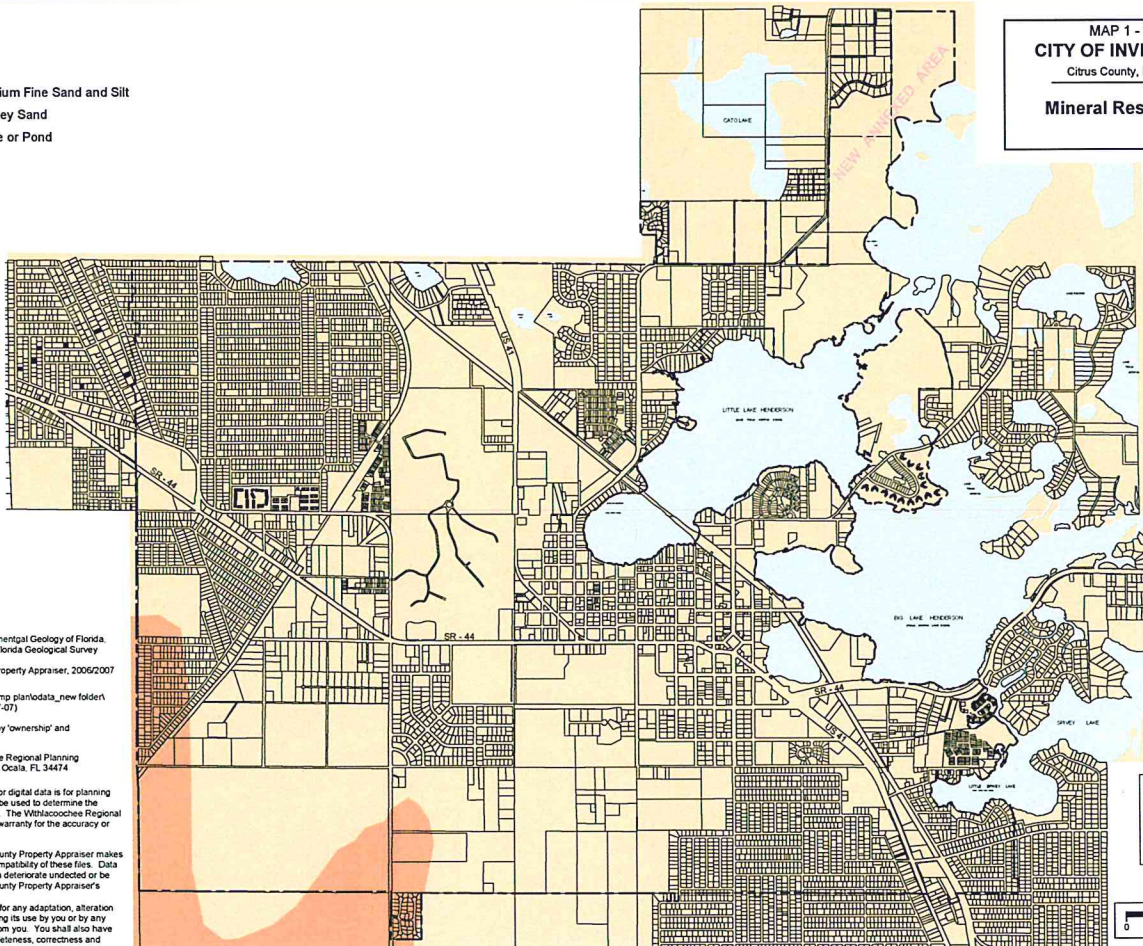
CHAPTER 8 CAPITAL IMPROVEMENTS ELEMENT

The City presently has in place a formal capital budget and capital improvements program. Information provided indicates there will be adequate revenues to fund necessary capital improvements as identified in the comprehensive plan. There were significant changes to the Capital Improvements Element needed to comply with new growth management legislation.

LEGEND:

- Medium Fine Sand and Silt
- Clayey Sand
- Lake or Pond

MAP 1 - 4
CITY OF INVERNESS
 Citrus County, Florida
Mineral Resources



Sources:
 - Mineral Resources: Environmental Geology of Florida,
 01-01-2001 (FAVA), FDEP - Florida Geological Survey
 Digital Source: FDEP-FGIS
 - Base Data: Citrus County Property Appraiser, 2006/2007
 (i.e. parcels, R.O.W.)
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NOTE: Parcel data shown is by 'ownership' and is not 'lot' specific

Prepared by the Withlacoochee Regional Planning Council, 1241 SW 10th Street, Ocala, FL 34474

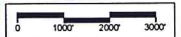
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DISCLAIMER: The Citrus County Property Appraiser makes no representation as to the compatibility of these files. Data stored on electronic media can deteriorate undetected or be modified without the Citrus County Property Appraiser's review or consent.

You will be solely responsible for any adaptation, alteration or other change in the file during its use by you or by any other party, which obtains it from you. You shall also have full responsibility for the completeness, correctness and readability of this data.



NORTH



 Smyrna - Immokalee - Basinger (FL106)
 Arredondo - Sparr - Tavares (FL121)
 Candler - Astatula - Tavares (FL120)
 Lake or Pond

Sources:
- General Soils: USDA/Natural Resources Conservation Service, 1991; Soil Survey Geographic (STATSGO) data set. Digital Source: FGDL
- Base Data: Citrus County Property Appraiser, 2006/2007 (i.e. parcels, R.O.W,

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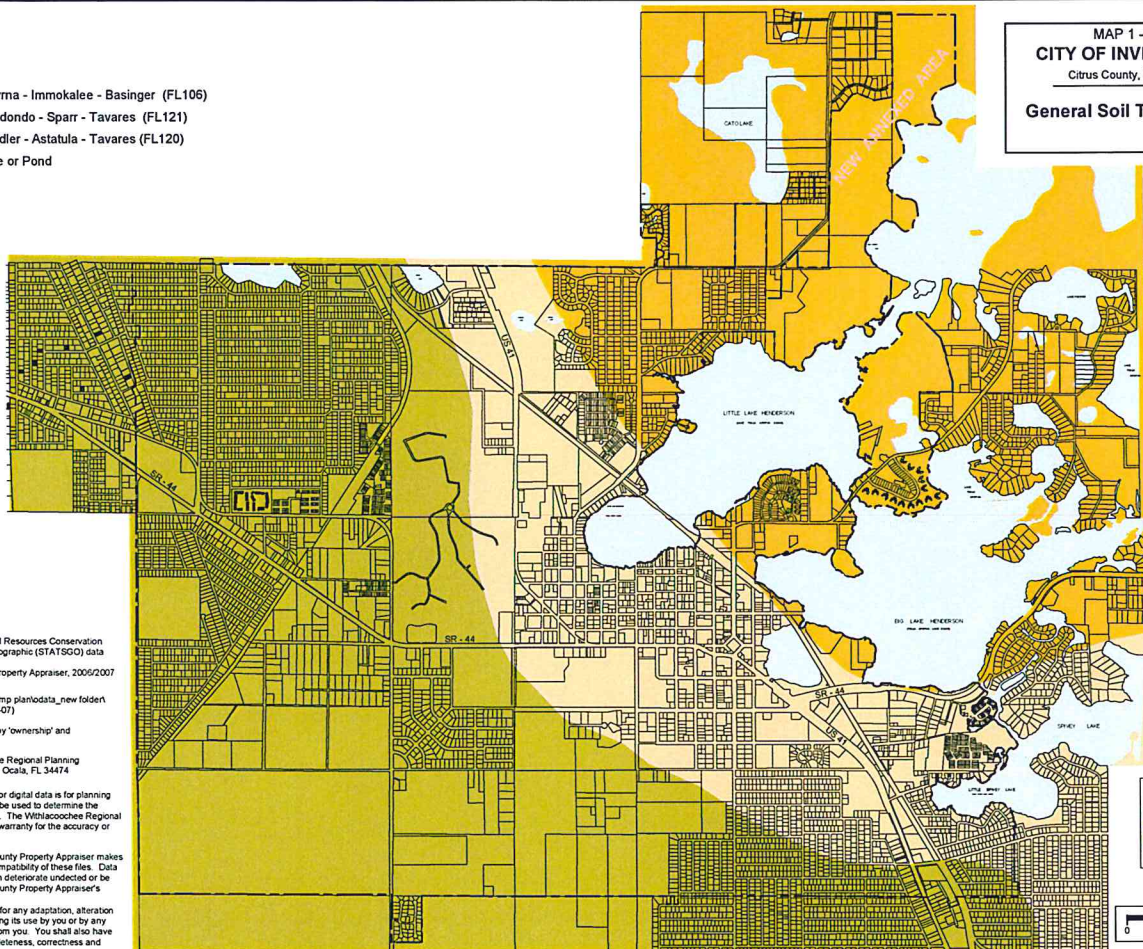
NOTE: Parcel data shown is by 'ownership' and is not 'lot' specific

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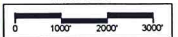
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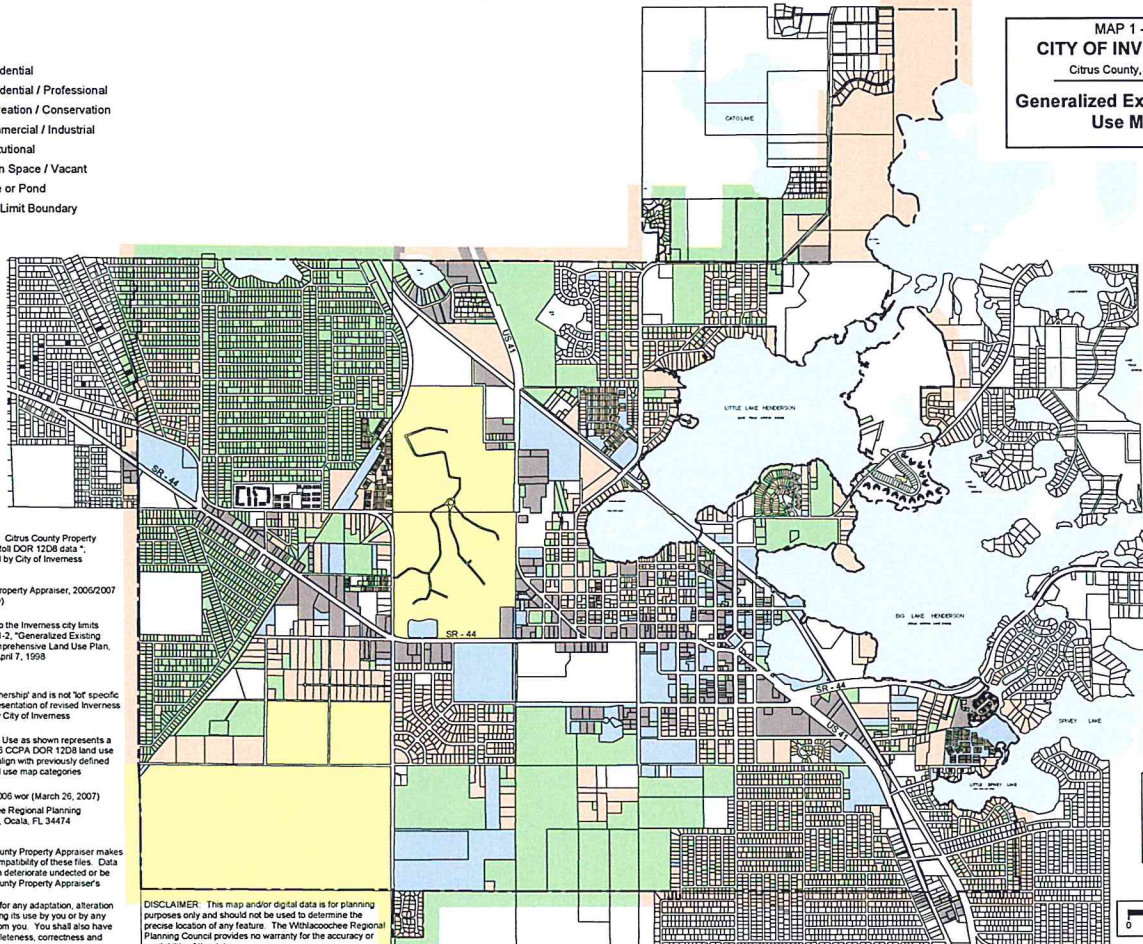
NORTH



LEGEND:

- Residential
- Residential / Professional
- Recreation / Conservation
- Commercial / Industrial
- Institutional
- Open Space / Vacant
- Lake or Pond
- City Limit Boundary

MAP 1 - 1 CITY OF INVERNESS Citrus County, Florida Generalized Existing Land Use Map



Sources:

- Inverness Existing Land Use: Citrus County Property Appraiser (CCPA), 2006 Tax Roll DOR 1208 data - additional information provided by City of Inverness Development Services
- Base Data: Citrus County Property Appraiser, 2006/2007 (i.e. parcels, R.O.W., hydrology)
- Existing Land Use adjacent to the Inverness city limits visually referenced from Map 1-2, "Generalized Existing Adjacent Land Use Map", Comprehensive Land Use Plan, 1995-2005, City of Inverness, April 7, 1998

NOTES:

- Parcel data shown is by 'ownership' and is not 'lot' specific
- Information for graphic representation of revised Inverness city limit boundary provided by City of Inverness Development Services
- * Generalized Existing Land Use as shown represents a regrouping of the original 2006 CCPA DOR 1208 land use categories by WVRPC staff to align with previously defined City of Inverness existing land use map categories

File: -ELUINV_GEN ELU 2006 wor (March 26, 2007)
Prepared by the Withlacoochee Regional Planning Council, 1241 SW 10th Street, Ocala, FL 34474

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NORTH

0 1000' 2000' 3000'

Legend

- Vacant and Developable Parcels
- Non-developable Parcels
- TCEA Area
- City Boundary w/ Annex

Note: Percentage of Vacant and Developable Parcels = 5.98%

MAP 1-3 CITY OF INVERNESS

Citrus County, Florida

Transportation Concurrence
Exception Area

Sources:
• Base Data: Citrus County Property Appraiser, 2006/2007
(i.e. parcels, ROW, hydrology)

File: map_b_1_prct_vacdevelopable_20079411.mxd

Date: 4-11-2007

NOTE: Parcel data shown is by "overlay" and
is not "lot" specific.

Prepared for the WMMacintosh Regional Planning
Council, 1241 SW 10th Street, Ocala, FL 34474

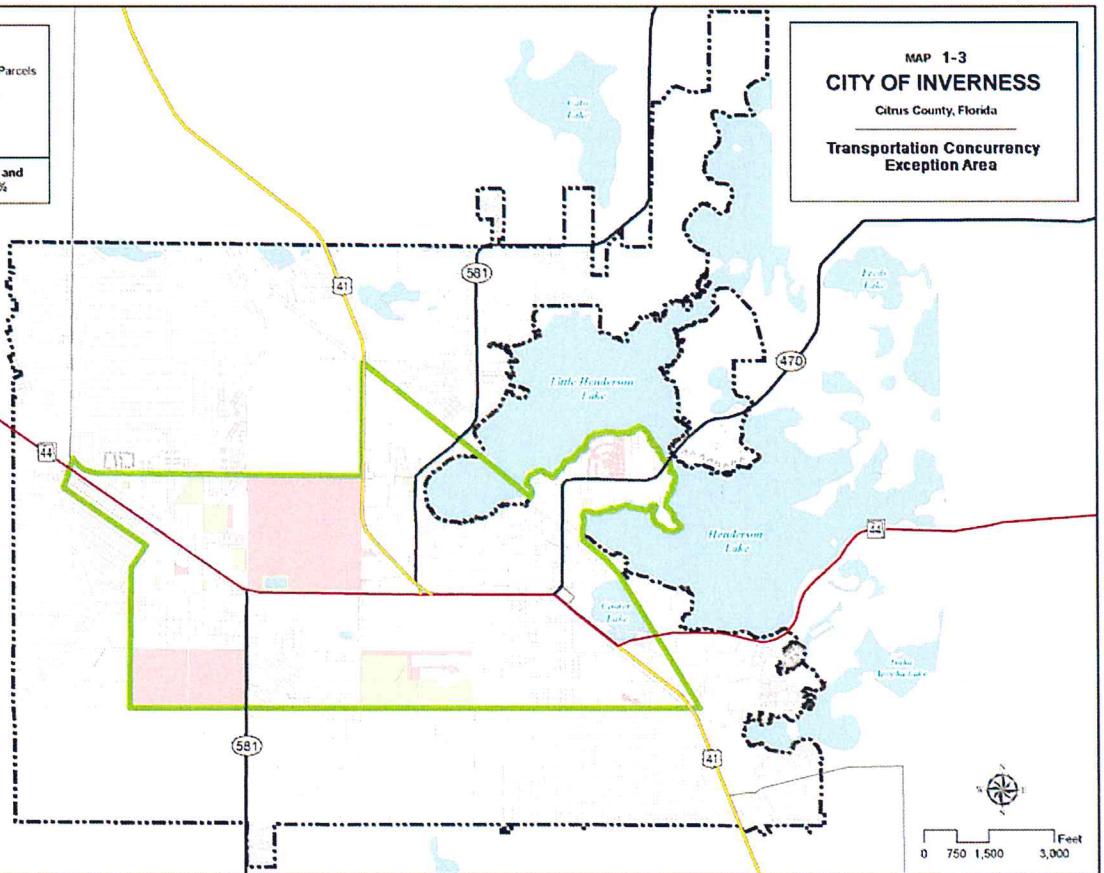
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0 750 1,500 3,000 Feet



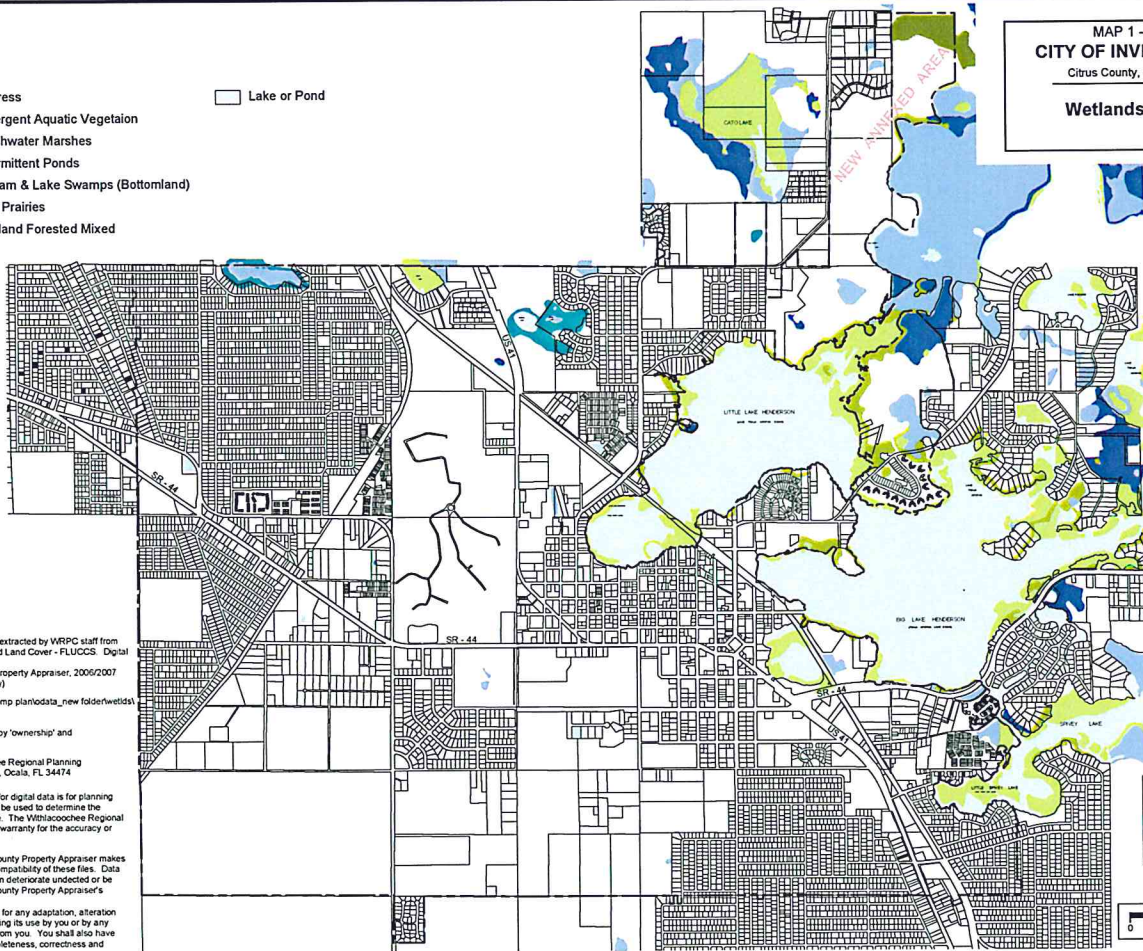
LEGEND:

Wetlands:

- Cypress
- Emergent Aquatic Vegetation
- Freshwater Marshes
- Intermittent Ponds
- Stream & Lake Swamps (Bottomland)
- Wet Prairies
- Wetland Forested Mixed

Lake or Pond

MAP 1 - 6
CITY OF INVERNESS
 Citrus County, Florida
Wetlands Map



Sources:
 - Wetlands: Level II wetlands extracted by WRPC staff from 2004 SWFWMD Land Use and Land Cover - FLUCCS. Digital Source: FDOT.
 - Base Data: Citrus County Property Appraiser, 2006/2007 (i.e. parcels, R.O.W. hydrology)
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NOTE: Parcel data shown is by 'township' and is not 'lot' specific.
 Prepared by the Withlacoochee Regional Planning Council, 1241 SW 10th Street, Ocala, FL 34474

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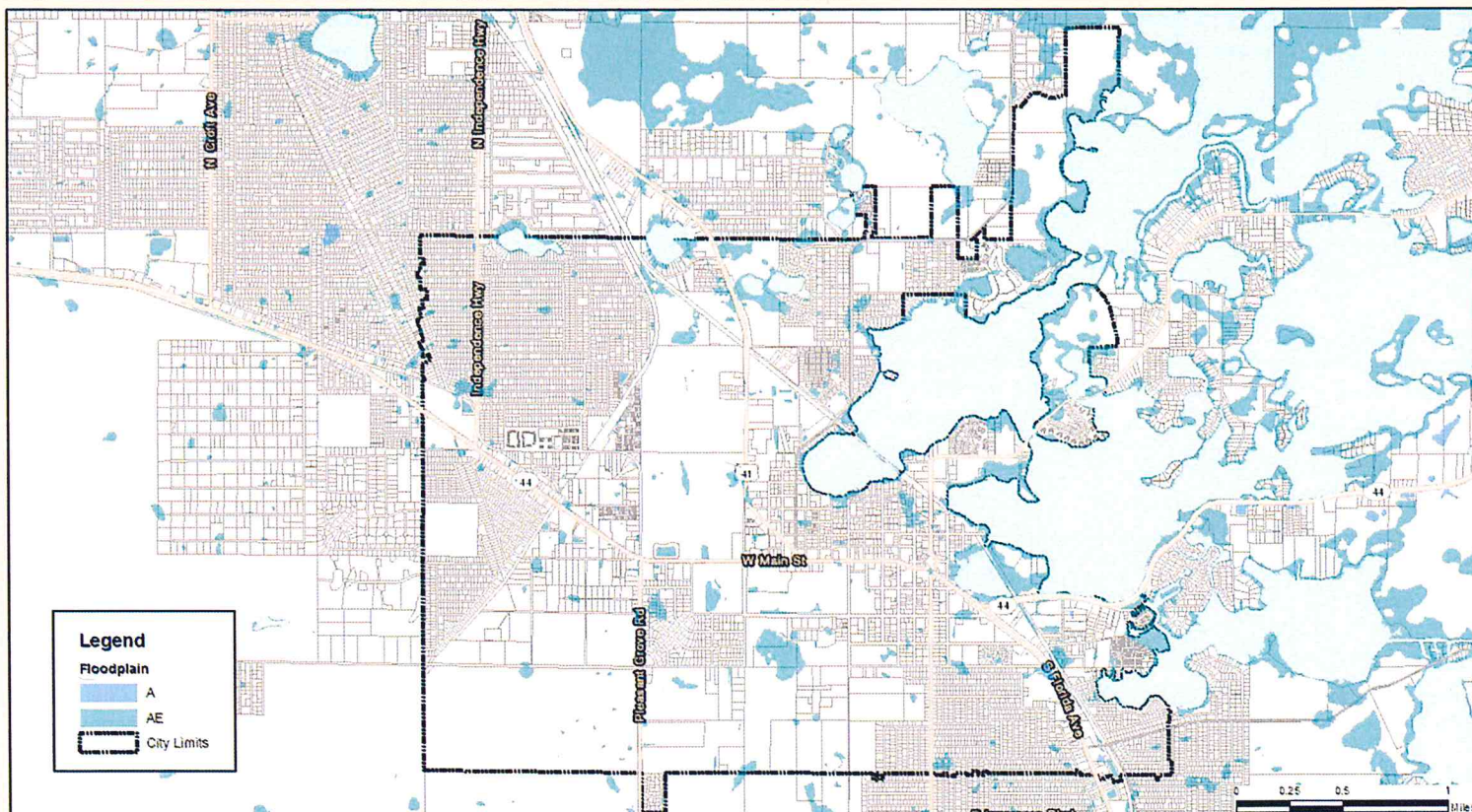
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NORTH





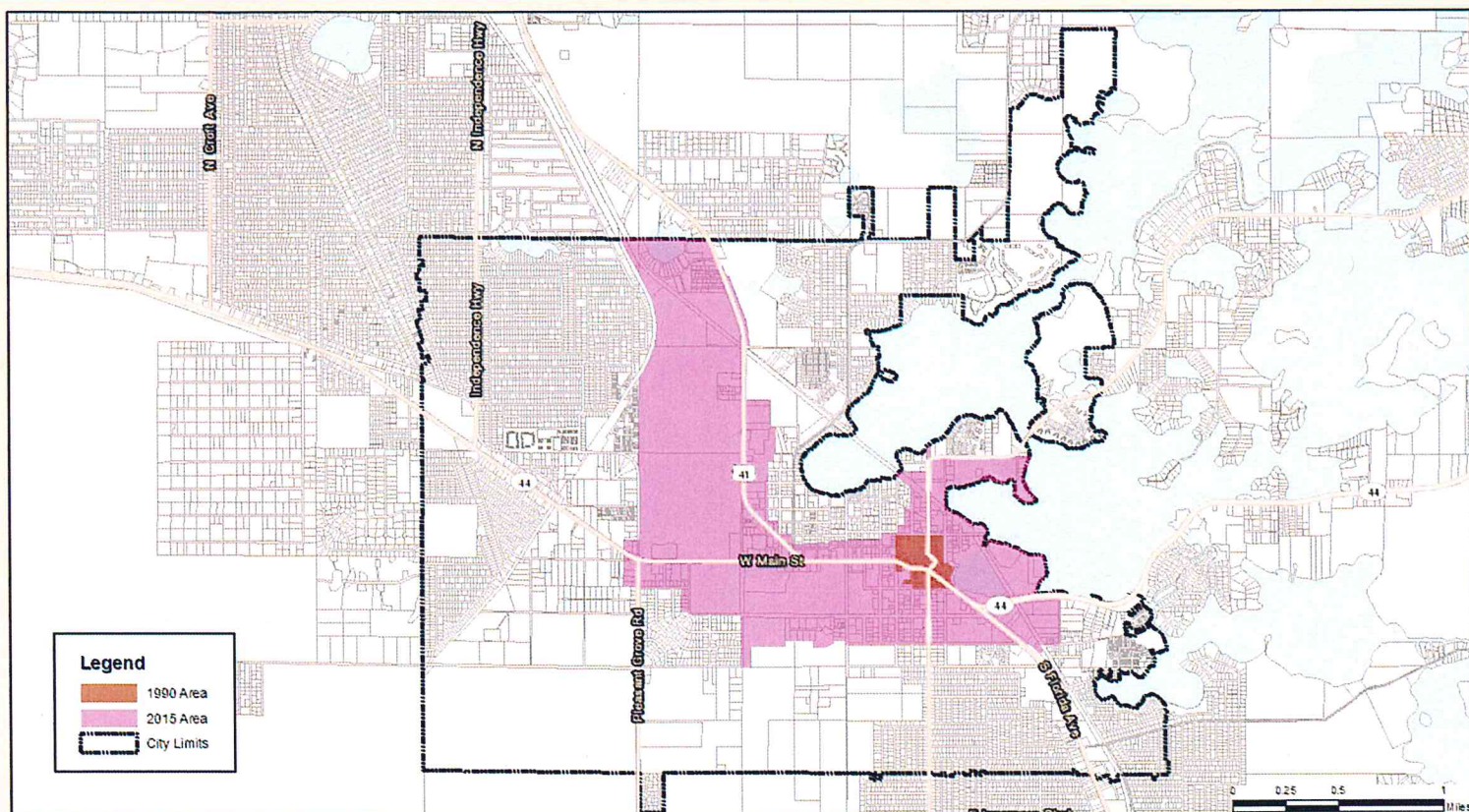
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2014 Floodplain Map

City of Inverness GIS

Prepared By: Eric C. Williams, GISP
 Date: January 21, 2016
 Source: COI Enterprise GIS
 Map Number: EIV000035





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Community Redevelopment Area

City of Inverness GIS

Prepared By: Eric C. Williams, GISP
 Date: January 21, 2016
 Source: COI Enterprise GIS
 Map Number: EW000034



FUTURE LAND USE ELEMENT

Goal 1.1: The Future Land Use Element will maintain a Future Land Use Plan to provide balanced and controlled city growth over the long term; to secure local residents' comfort and welfare, and to insure that the character, magnitude, and location of all land uses provide ultimate direction toward orderly growth and development.

Chapter 1 Growth Management

Objective 1.1.1: Guide and control future development through implementation of the Inverness Comprehensive Plan and Land Development Regulations.

Policy 1.1.1.1: The City shall continue to implement the Inverness Land Development Regulations which regulate land uses shown on the Future Land Use Map; subdivision of land; location and size of signage; and areas subject to seasonal periodic flooding.

Policy 1.1.1.2: The Inverness Land Development Regulations shall ensure and provide that development orders are issued only upon certification that required transportation, water, sewer, and solid waste facilities and services are available to serve the proposed development at the adopted level of service, or are committed to be available concurrent with a development's completion. Exceptions to this policy may apply to transportation facilities as set forth in the Traffic Circulation Element.

Policy 1.1.1.3: The City of Inverness Land Development Regulations shall contain performance standards which address buffering between incompatible uses, protection of historically significant properties, potable water wellfields, and environmentally sensitive lands.

Policy 1.1.1.4: The City shall discourage isolated residential development that requires higher service costs.

Policy 1.1.1.5: The City shall encourage commercial uses at commercial nodes as indicated on the Future Land Use Map.

Policy 1.1.1.6: The City shall discourage high density and intensity land uses in areas with environmental limitations and in areas which are best suited for continued low density and intensity development.

Policy 1.1.1.7: The City shall encourage redevelopment and infill opportunities in the urbanized nodes and central town core. These activities shall support the efforts of the Community Redevelopment Area and the Central Business District as shown on the Future Land Use map.

Policy 1.1.1.8: The City shall encourage redevelopment of infill parcels. The City, through its Land Development Regulations and Future Land Use Map, shall encourage innovative land development techniques including planned use development (PUD), and mixed use land

use categories to support higher densities and multimodal connectivity appropriate for the Transportation Concurrency Exception Area.

Policy 1.1.1.9: The City hereby establishes and defines an “Urban Services Area” that extends to all areas of the city where water and sewer distribution systems currently exist; are included within the 5-year schedule of capital improvements; or are committed to by binding agreements.

Traffic Circulation and Parking

Policy 1.1.1.9: For safety purposes, the City shall control on-site traffic flow by requiring appropriate pavement marking and signage and minimizing egress to arterial and collector roads.

Policy 1.1.1.10: The City shall require multi-family and commercial developments outside the Central Business District to provide adequate on-site parking in accordance with standards in the Inverness Land Development Regulations.

Policy 1.1.1.11: The developer/owner of any site shall retain ultimate responsibility for on-site construction, maintenance, and management of stormwater runoff, which shall be provided in such a manner that post-development runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions. The provision of stormwater runoff as it applies to single family dwellings shall fall under the City’s existing stormwater drainage requirements in Chapter 19, City of Inverness Code of Ordinances.

Intergovernmental Coordination

Goal 1.2: To avoid land use conflicts with state, regional, and local governments having jurisdiction over lands within or adjacent to Inverness.

Objective 1.2.1: Coordinate development review with Citrus County, and applicable regional and state agencies.

Policy 1.2.1.1: The City shall continue to coordinate with Citrus County for review and comment on land development activities within the fringe area.

Policy 1.2.1.2: The City shall solicit recommendations from appropriate agencies to assist in identification of preservation areas, historical areas, and community revitalization actions.

Policy 1.2.1.3: The City shall coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the City deems appropriate.

Policy 1.2.1.4: The City shall support efforts that facilitate coordination of planning between the City and the Citrus County School Board for the location and development of public educational facilities. Public educational facilities are permitted uses in the

Suburban Low Density, Low Density, Urban Low Density, Medium Density, Residential/office, Commercial, and Central Business District land use categories.

Zoning Consistency

Objective 1.2.2: The City shall provide and adopt a City zoning map to ensure that future development and redevelopment activities are located in appropriate areas of the City as illustrated on the adopted Future Land Use Map, which shall be consistent with sound planning principles, and provide for control of urban sprawl in conformance with directives of the adopted Future Land Use Element.

Policy 1.2.2.1: At the end of the planning cycle, all studies of local land use conditions conducted and needs assessments will be conducted compared to current regional land use, to determine whether local and regional land uses still remain compatible.

Policy 1.2.2.2: The City shall maintain compatible adjacent land uses and facilitate mitigation of differences when present.

Policy 1.2.2.3: The City shall ensure any impact of new development meets the requirement of established levels of service policies as adopted by the city. The necessary levels of service will be maintained and run concurrent with conditions on permits and development orders. These facility and utility services will be authorized before or concurrent with land use authorization.

Policy 1.2.2.4: The City shall achieve compatibility near airports by discouraging new land uses that will diminish the airport's operational capabilities. The City will maintain compatible relationships between airports and existing adjacent land uses and will facilitate mitigation of differences when present.

Historical, Archaeological, and Natural Resource Protection

Objective 1.2.3: Protect and conserve historically significant resources and natural resources.

Policy 1.2.3.1: The City shall implement performance standards in the Inverness Land Development Regulations which address the protection of historically significant resources through the use of architectural standards and materials criteria.

Policy 1.2.3.2: The City shall continue to encourage adaptive reuse of historically significant properties.

Policy 1.2.3.3: The City shall coordinate with developers prior to the development review process to avoid disturbance and encourage preservation of known historical and archaeological sites. When appropriate, the City shall require a cultural resources survey.

Objective 1.2.4: Coordinate all future land use with topography, soil conditions, and other natural features, and direct proposed development to areas with public facilities, services and promote infill opportunities in order to use the land in an efficient and environmentally acceptable manner.

Policy 1.2.4.1: The City shall require that all land use activities utilize soil stabilization procedures and/or best management practices in order to minimize soil erosion and transport.

Policy 1.2.4.2: The City shall protect water resources by controlling surface and groundwater quality impacts of development by implementing land development regulations which address site characteristics, runoff rates, discharge rates, water quality and design standards, in accordance with the goals, objectives, and policies of this Comprehensive Plan.

Policy 1.2.4.3: In order to prevent water contamination, the City shall continue to use the sewer master planning process to identify sewage treatment plants in need of upgrading, package plants that need to be replaced by central sewer, and areas where septic systems should be replaced or prohibited.

Policy 1.2.4.4: The City shall prohibit the location of land uses or activities which regularly use, handle, or store hazardous materials within the floodplain or defined wellfield protection areas.

Transportation Concurrency Exception Area

Objective 1.2.5: The city shall promote redevelopment particularly where infill opportunities exist within the Transportation Concurrency Exception Area.

Policy 1.2.5.1: The City shall prioritize renewal in areas that are deemed blighted. The city shall make recommendations based upon no less than once a year meeting of the Planning and Zoning Board and the Community Redevelopment Agency.

Policy 1.2.5.2: The City shall encourage higher densities, pedestrian facilities for walkability and bicycle access for multimodal transportation within the Transportation Concurrency Exception Area.

Policy 1.2.5.3: The City shall explore funding opportunities to complete an inventory and a bicycle and pedestrian master plan by the end of each planning period.

Policy 1.2.5.4: The City shall strive to create Intermodal transportation links between neighborhoods, public parks, schools, jobs and civic and cultural facilities.

Policy 1.2.5.5: The City shall provide or require parking facilities within the central business district and transportation concurrency exception area to provide facilities for pedestrians and bicyclists to promote multimodal opportunities.

Policy 1.2.5.6: The City shall explore opportunities for interconnection of the Withlacoochee State Trail, the lakes and ponds to existing and future Intermodal transportation infrastructure.

Policy 1.2.5.7: The City shall pursue funding opportunities from DOT and other agencies to forward the redevelopment of the city core and its modal networks.

Objective 1.2.6: Discourage urban sprawl and promote orderly and compact development by directing new development into areas served by public facilities and services.

Policy 1.2.6.1: The City shall locate future land uses at densities and intensities which will control urban sprawl and leap frog developments that unduly deplete the physical, social, and fiscal resources of the City.

Policy 1.2.6.2: The City shall enforce the protection of water wellfields by designating appropriate land use activities within the wellhead protection areas.

Policy 1.2.6.3: The City's conservation efforts shall at a minimum prohibit new stormwater facilities, septic tanks and hazardous waste generators within wellhead protection areas. The city's efforts are to be extended to environmentally sensitive lands and waters.

Residential

Goal 1.3: Provide a variety of residential opportunities to match the housing needs of existing and future residents.

Objective 1.3.1: Permit a variety of densities within the City for contrast in the residential land use categories.

Policy 1.3.1.1: The residential land use categories on the Future Land Use Map and the Inverness Land Development Regulations shall be based on the following gross residential densities:

Land Use Category	Dwelling Units/Acre
a. Suburban Low Density	2.5 units/acre
b. Low Density	5.0 units/acre
c. Urban Low Density	7.5 units/acre
d. Low Medium Density	10.0 units/acre
e. Medium Density	12.5 units/acre
f. Residential/Office	10.0 units/acre
g. Commercial	12.5 units/acre
h. Central Business District	12.5 units/acre

Policy 1.3.1.2: The City shall encourage the use of innovative land development techniques including provisions in the Inverness Land Development Regulations for planned unit developments, zero lot line subdivisions, antiquated subdivisions land-use blending, and cluster housing.

Policy 1.3.1.3: The City may explore the provision of mixed land use category limited to the Community Redevelopment Area surrounding the Central Business District and Transportation Concurrency Exception Area.

Goal 1.4: Ensure the safety of potential residents from flooding and other hazardous conditions.

Objective 1.4.1: Review new development for conformance with the Comprehensive Plan.

Policy 1.4.1.1: The City shall continue to enforce local floodplain regulations in the Inverness Land Development Regulations through scrutinized building permit issuance in conformance with the requirements and guidelines of the floodplain ordinance.

Objective 1.4.2: Control runoff from new streets and new developments to prevent flooding in adjacent areas and pollution of lakes by enforcing local stormwater drainage regulations.

Policy 1.4.2.1: The City shall require that new developments be designed to limit the post-development rate of stormwater discharge, volumes, and pollutant loads to amounts which are equal to, or less than those which existed prior to development in accordance with the Environmental Resource Permit Applicant's Handbook subsection 62-330.010(4), F.A.C. (effective Oct 2013), administered by SWFWMD.

Policy 1.4.2.2: The City may require design modifications during site plan review, as necessary, to ensure no adverse impacts on water resources, unless it is proven that there is no potential hazard.

Goal 1.5: Residential areas shall be protected from adverse adjacent land use.

Objective 1.5.1: New developments shall provide buffering from adjacent conflicting land use.

Policy 1.5.1.1: The City shall continue to eliminate the mixing of incompatible commercial land uses with residential land uses as defined by the Future Land Use map.

Policy 1.5.1.2: The Inverness Land Development Regulations shall provide for adequate buffer screening between incompatible land uses. Buffer standards shall consider the relative intensities of adjacent land uses and prescribe appropriate buffer dimensions and materials.

Commercial and Office

Goal 1.6: Meet future needs of a growing community by providing for adequate commercial and office designated land throughout the City.

Objective 1.6.1: The Inverness Land Development Regulations shall provide for a variety of commercial and office uses offering a full range of services and goods.

Policy 1.6.1.1: Through the Inverness Land Development Regulations and the Future Land Use Map, the City shall ensure sufficient commercial and office designated areas to

meet the community's and neighboring residential sectors' needs for business and professional services.

Policy 1.6.1.2: The City shall require adequate off-street parking and loading facilities in all commercial areas.

Objective 1.6.2: Promote the development and redevelopment of commercial and office areas which are convenient to the public and well integrated into the transportation system and surrounding land uses.

Policy 1.6.2.1: The City shall encourage annexation of commercial areas which are convenient to the public and compatible with the surrounding land uses.

Policy 1.6.2.2: Mixed land uses including residential, commercial, and office uses shall be permitted at the maximum densities/intensities allowed by this plan in the designated Central Business District (CBD), to promote historic, residential, and business character and pedestrian-orientation.

Policy 1.6.2.3: Mixed Use – This land use category will be implemented by one or more mixed use zoning provisions such as land use blending and/or PUD. Implementation of this district will require a concurrent application for approval of applicable zoning. The zoning provisions will limit development to a minimum tract size. A minimum open space and buffering requirement will also be clarified. Density and intensity limits for projects within this category will not exceed those adopted for the Central Business District (CBD) land use category. Development approval shall be limited to the contents of a site specific Development Plan approved by the City. Said Development Plan shall include a land use distribution table suitable for site impact assessment. The mix of land uses must contain at least two of the following uses with amounts of each within the range indicated: residential (0-75%); commercial (0-75%); and office (0-75%).

Policy 1.6.2.4: The City shall discourage isolated commercial developments that require higher service costs.

Objective 1.6.3: Establish maximum intensities for commercial and office uses.

Policy 1.6.3.1: The maximum intensities for commercial and office uses in land use categories on the Future Land Use Map and as set forth in the Inverness Land Development Regulations shall be as follows:

Land Use Category	Max. Development Potential
a. Commercial	50% Max. Lot Coverage, FAR of .50 and 3.0 Story Max. Height;*
b. Residential/ Office	45% Max. Lot Coverage, FAR of .45 and 4.0 Story Max. Height;*
c. CBD	90% Max. Lot Coverage, FAR of 2.5 and 6.0 Story Max. Height*
d. Mixed Use	No greater commercial intensity or residential density than CBD *

*Buildings are required to meet the most restrictive limitation.

Industrial

Goal 1.7: Provide for the attraction, retention, and expansion of a strong, diverse, and clean industrial base which will be economically and functionally beneficial to the City of Inverness.

Objective 1.7.1: Encourage the location of industrial development in such a way as to foster a diversified economic base while not being detrimental to the City's aesthetic and the quality of life.

Policy 1.7.1.1: The City shall require industrial development to locate in the industrial node designated on the Future Land Use Map.

Policy 1.7.1.2: The City shall prohibit industrial uses in residential areas.

Policy 1.7.1.3: The Inverness Land Development Regulations shall provide for adequate buffer screening between industrial districts and residential and commercial districts. Buffer standards shall consider the relative intensities of adjacent land uses and prescribe appropriate buffer dimensions and materials.

Policy 1.7.1.4: The City shall prohibit the location of new industrial activities which regularly use, handle, or store hazardous materials within the floodplain.

Policy 1.7.1.5: The City shall discourage isolated industrial developments that require higher service costs.

Policy 1.7.1.6: The maximum intensity for industrial development in the Industrial land use category on the Future Land Use Map and as set forth in the Inverness Land Development Regulations shall be as follows:

Land Use Category	Max. Development Potential
Industrial	50% Max. Lot Coverage, FAR of .50 and 3.0 Story Max. Height*

*Buildings are required to meet the most restrictive limitation

Policy 1.7.1.7: The city shall prohibit industrial activities from locating in wetlands and environmentally sensitive areas.

Where intense land use designations on the Future Land Use Map are adjacent to and have been relied upon for development or zoning decisions, the Future Land Use Map designation may remain. However, any industrial development parcel containing or draining to wetlands must demonstrate that no significant adverse impact to the wetland will result from activities to be conducted on the site, or that adequate mitigation/compensation will be provided to protect function and replace type for type.

It shall be noted, however, that mitigation shall be the final option when no reasonable alternative exists and avoidance and minimization of impact cannot be achieved.

Public/Semi-Public

Goal 1.8: Ensure that future development is located in accordance with the Future Land Use Map, which shall be consistent with sound planning principles and provide for control of urban sprawl.

Objective 1.8.1: All development permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the required level of service standard are available concurrent with the impacts of the development.

Policy 1.8.1.1: The City shall direct the extension of public facilities to locations of higher density development, if possible, to maximize their use.

Policy 1.8.1.2: Public facilities and services shall be located in areas which maximize the efficiency of facilities and services offered, and to minimize their impact on natural resources and the environment.

Policy 1.8.1.3: The City shall discourage isolated public/semi-public development that requires higher service costs.

Policy 1.8.1.4: The City shall approve the location of new developments on the basis of the land's ability to support such uses without adversely affecting the natural environment.

Policy 1.8.1.5: The maximum intensities for Public/ Semi Public uses in the Public /Semi-Public land use category on the Future Land Use Map and as set forth in the Inverness Land Development Regulations shall be as follows:

Land Use Category	Max. Development Potential
Public/Semi-Public	70% Max. Lot Coverage, FAR of 2.5 and 6.0 Story Maximum Height*

*Buildings are required to meet the most restrictive limitation.

Objective 1.8.2: Public schools shall be allowed as a matter of right in the P-SP Public/Semi Public, SLD Suburban Low Density, LD Low Density, ULD Urban Low Density, MD Medium Density, R-O Residential- Office and C Commercial land use classifications.

Policy 1.8.2.1: The City of Inverness shall encourage to the extent possible the location of schools based on the following criteria:

- a. Proximity to residential areas, particularly for elementary schools.
- b. Proximity to existing or planned public facilities, such as parks, libraries and community centers.
- c. Location of elementary schools along local or collector streets.
- d. Location of middle and senior high schools near arterial streets.
- e. Location of lands contiguous to existing school sites.
- f. Avoidance of school siting in environmentally sensitive areas.

- g. Avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education.
- h. Avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses.

Recreation/Conservation

Goal 1.9: Secure and maintain existing recreational and open space lands to ensure protection of the environment and quality of life for the residents of the City.

Objective 1.9.1: Protect open space lands designated on the Future Land Use Map as Open Space /Recreational, Conservation, and Preservation/Wetlands from incompatible uses. Open space lands are undeveloped lands suitable for passive recreation or conservation uses and shall include ponds, wetlands, streams, and native vegetative communities.

Policy 1.9.1.1: All open space lands in the land use categories listed in Objective 1.9.1 shall be preserved from the effects of urbanization and development activities.

Policy 1.9.1.2: The City shall coordinate with the County and State to assist in decision making for utilization of publicly held open space lands. The City shall maintain interlocal agreements with State agencies and Citrus County in order to maintain these lands in perpetuity as conservation/recreational lands.

Policy 1.9.1.3: The City shall discourage isolated recreational developments that require higher service costs.

Policy 1.9.1.4: Uses permitted in the Open Space/Recreational land use category on the Future Land Use Map shall not exceed an impervious surface ratio of 0.70 and Floor Area Ratio of 0.70.

Policy 1.9.1.5: All lands within the Conservation land use category on the Future Land Use Map are holdings within the Withlacoochee State Forest. Permitted uses shall include those established in adopted management plans.

Economy

Goal 1.10: To achieve an economically sound tax base so that all other objectives of this Comprehensive Plan can be accomplished in an economically responsible manner.

Objective 1.10.1: To encourage development which will contribute more to the City in revenue than it will consume in services, provided that such development can be accomplished within the spirit of this plan.

Policy 1.10.1.1: Develop incentives for the types of developments referred to in Objective 1.1.11.1.

Policy 1.1.10.2: The Future Land Use Element shall be responsive to changes in trends of the local economy.

Redevelopment

Goal 1.11: Provide opportunity for redevelopment activities that will be economically and functionally beneficial to the City of Inverness.

Objective 1.11.1: Prior to the end of the planning period, inventory areas which because of age, obsolescence, disuse, or other factors represent an underutilization of community land, infrastructure, and service resources.

Policy 1.11.1.1: The City shall monitor the structural conditions among the residential and commercial building stock, taking appropriate actions where necessary.

Policy 1.11.1.2: The City shall monitor the age, physical condition, and service ability of community infrastructure such as roads, water mains, sewers, parks, rights-of-way, etc.

Policy 1.11.1.3: The City shall seek the cooperation of the private sector and state and federal agencies in developing a program of grants, low-interest loans, and technical assistance to groups and individuals for redevelopment efforts in the City.

Policy 1.11.1.4: The City shall ensure the availability of suitable land for utility facilities necessary to support proposed development and redevelopment.

Objective 1.11.2: Land Use and Development Regulations

Work with the City, County, private property owners, and others as needed to implement future land use and zoning regulations that potentiate innovative development within the Redevelopment Area.

Policy 1.11.2.1: Utilize available public and private resources through the redevelopment process, acquire land (if needed), master plan, design, and construct new development. The CRA may develop all or part of the Redevelopment Area independent of or in conjunction with the private sector, including hiring of design and construction professionals, and/or disposition of its interest in real property pursuant to the provisions of the Redevelopment Act.

Policy 1.11.2.2: Implement land acquisition strategies to target sites for demolition and redevelopment to new improved land uses based on market opportunities ensuring consistency with objectives contained in the Redevelopment Plan pursuant to acquisition policies of the Agency.

Policy 1.11.2.3: Promote and locate strategic land use activities of regional importance within the Redevelopment Area to capture additional market opportunities while reinforcing the unique character of the community.

Objective 1.11.3 : Economic Development

Establish a diverse, identifiable character for the Redevelopment Area while promoting economic vitality through private sector investment.

Objective 1.11.4 : Supporting Existing Businesses and New Investment

Create a proactive environment supporting existing businesses and encouraging new business development and capital investment.

Policy 1.11.4.1: Establish partnerships between the public sector and private sector for the purpose of promoting the mutual benefits of proposed redevelopment projects.

Policy 1.11.4.3: Improve the investment image of the Redevelopment Area and utilize selected public actions to stimulate private investment including street-scaping, landscaping, and gateway enhancements, as well as conducting and sponsoring area events and promotions.

Policy 1.11.4.4: Expand the economic base of the Redevelopment Area retaining existing jobs while creating new diverse employment opportunities by implementing improvements to and around the W Main Street/E Gulf to Lake Highway/SR 44/ US 41 corridor and to the White Lake industrial area.

Policy 1.11.4.5: Create investment opportunities that will increase the tax base thereby generating additional revenues to finance actions that support public goals.

Policy 1.11.4.6: Work with the City, County, Chamber, and Economic Development Council, Tourist Development Council, and other organizations and agencies as appropriate to establish business retention, recruitment, and expansion programs including but not limited to creation of a business incubator, small business assistance program, and other programs that can help local entrepreneurs establish and grow businesses in the Redevelopment Area.

Policy 1.11.4.7: Design and fund financial incentive initiatives to support business formation, relocation, expansion, and job creation.

Policy 1.11.4.8: Work with the Citrus County Tourist Development Council and Visitors & Convention Bureau (Visit Citrus) to promote the Redevelopment Area and market its assets as related to the community's environmental and eco-tourism attributes and activities.

Policy 1.11.4.9: Project the image of the Redevelopment Area as a safe and exciting place to go while encouraging both business and family oriented patronage by continuing to sponsor and hold community events, eco-tourism, and other promotional activities.

HOUSING ELEMENT

Goal 2.1: Ensure a sufficient supply and variety of sound, safe, sanitary, and affordable dwellings in appropriate locations.

Housing Supply

Objective 2.1.1: Continue to implement land development regulations which effectively guide and manage future growth to ensure that adequate and affordable housing will be met.

Policy 2.1.1.1: The City shall provide information, technical assistance, and incentives to the private sector to encourage housing production sufficient to meet future housing demand at all income levels.

Policy 2.1.1.2: The City shall develop partnerships with the private sector to improve efficiency and streamline the housing delivery system.

Policy 2.1.1.3: The City shall review ordinances, codes, regulations, and the permitting process for the purpose of eliminating excessive requirements, and amend or establish other requirements in order to increase private sector participation in meeting housing needs while continuing to ensure the health, welfare, and safety of the residents of Inverness.

Policy 2.1.1.4: The City shall provide for variety of residential densities, housing sizes, and housing types, including manufactured homes, through the Future Land Use Plan and the Land Development Regulations.

Policy 2.1.1.5: The City shall review ordinances, codes, regulations, and the permitting process for the purpose of establishing standards addressing the quality of housing, stabilization of neighborhoods and identification and improvement of historically significant housing.

Policy 2.1.1.6: The city shall seek the utilization of federal, state and local subsidy programs.

Special Housing Needs

Objective 2.1.2: Improve housing opportunities for the special needs, elderly, handicapped, and very low to moderate income population or those funded by the Florida Department of Children and Family Services.

Policy 2.1.2.1: The City shall provide fast-track processing and other incentives for proposed housing developments intended for low income persons and those with special needs, including the elderly, handicapped or other populations with special housing needs.

Policy 2.1.2.2: The City shall ensure a sufficient amount of suitable land with supporting infrastructure and public facilities to meet existing and future need for foster care facilities, group homes, and other group or assisted living facilities through continued implementation of siting criteria and permitted use regulations in the Land Development Regulations.

Policy 2.1.2.3: The City shall establish a fee waiver program to provide monetary incentive to the private sector in order to help provide for projected housing needs.

Policy 2.1.2.4: The City shall continue to implement locational criteria in the Land Development Regulations which provide for siting of foster care facilities and group homes in residential areas or areas of residential character; and promote accessibility to jobs, schools, and services.

Policy 2.1.2.5: The Citizens Advisory Task Force on Housing shall encourage the development of public and private housing units that serve the special needs of the elderly and handicap citizens of the City.

Policy 2.1.2.6: The City shall coordinate with Citrus County in addressing the issues of homelessness and the provision of supportive/special needs housing.

Policy 2.1.2.7: The City shall continue addressing the provision of supportive/special needs housing in the form of group homes, foster homes and other facilities licensed or funded by the Florida Department of Children and Family Services.

Policy 2.1.2.8: The city shall refer to its Future Land Use map and its Land Development Regulations for guidance in the location of group homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services that foster non-discrimination, and encourage the development of community residential alternatives to institutionalization including supporting infrastructure and public facilities.

Structural Quality

Objective 2.1.3: Eliminate substandard housing within Inverness for the safety and aesthetic improvement of the existing housing stock.

Policy 2.1.3.1: The City shall continue to implement criteria in the Land Development Code for the conservation, rehabilitation, alteration, demolition, and relocation of the City's housing stock.

Policy 2.1.3.2: The City will conserve and improve, both structurally and aesthetically, the existing housing stock in order to preserve the quality and stability of neighborhoods. This also applies to new housing to assure that units are constructed in such a manner as to protect the health, safety, and welfare of residents. The City shall ensure that provisions to accomplish this policy are incorporated into the development review, code enforcement, and licensing processes.

Policy 2.1.3.3: The City shall ensure that residents displaced by state and/or local government programs will be relocated in accordance with the applicable relocation assistance plan and provisions of the Florida Statutes

Policy 2.1.3.4: The City shall seek federal and state funding, or other available funding for the demolition or rehabilitation of substandard housing.

Policy 2.1.3.5: The City shall develop a plan to permit, on a demonstration basis, mixed-use and other innovative reuses of the existing housing stock which will result in the removal of substandard housing units. Should a reduction in the City's inventory of needed affordable housing units result; mitigation for the reduction shall be required.

Policy 2.1.3.6: The City will assist the Citizens Advisory Task Force on Housing in eliminating substandard housing within the city limits.

Policy 2.1.3.7: The City shall assist the Citizens Advisory Task Force on Housing in identifying areas with substandard housing and shall institute special concentrated code enforcement activities to this area. The identification of areas with substandard housing shall be performed at least once every 10 years as new decennial US Census data becomes available.

Affordable Housing

Objective 2.1.4: Create public and private initiatives for the production of a minimum of five affordable housing units per year as a means of addressing affordable housing needs.

Policy 2.1.4.1: The City shall continue to support the efforts of the Citizens Advisory Task Force on Housing and assist in their efforts to determine and develop housing programs for very low, low and moderate income households.

Policy 2.1.4.2: The City shall encourage public and private sector partnerships for job training programs to reduce unemployment.

Policy 2.1.4.3: The City will assist the Citizens Advisory Task Force on Housing with the necessary coordination of the HUD Section 8 Voucher Program Fund; and feasibility of public housing projects.

Policy 2.1.4.4: The Citizens Advisory Task Force on Housing should make recommendations to the City regarding state enabling legislation and existing financial incentives to provide planned community facilities and services, economic opportunities, living accommodations for various social, racial, and ethnic groups, and affordable housing and housing stabilization/revitalization opportunities in the Central Business District.

Policy 2.1.4.5: Efforts of the Citizens Advisory Task Force on Housing should focus on the development of housing types, sizes, and values/rents consistent with the Affordable Housing Needs Assessment in this element.

Policy 2.1.4.6: The Citizens Advisory Task Force on Housing should further encourage the elimination of unnecessary ordinances, regulations, and procedures which act as administrative barriers and discourage private enterprise.

Policy 2.1.4.7: The City shall refer to its Future Land Use map and its Land Development Regulations for guidance in the location of housing for very low income, low income and moderate income households, mobile homes manufactured homes, group homes and foster care facilities and households with special housing needs including rural and farm worker households, including supporting infrastructure and public facilities.

Policy 2.1.4.8: The City shall refer to its Future Land Use map and its Land Development Regulations for guidance in the location of sufficient sites at sufficient densities to accommodate the need for affordable housing over the planning timeframe.

Discrimination

Objective 2.1.5: Eliminate discrimination in the sale, lease, or rental of housing based upon race, color, sex, handicap, familial status, religion, or national origin.

Policy 2.1.5.1: The Citizens Advisory Task Force on Housing should ensure that all housing and community development programs are administered in accordance with Title VI of the Civil Rights Act of 1964.

Policy 2.1.5.2: The City shall increase awareness of fair housing laws and promote effective enforcement of those laws.

Historical Resources

Objective 2.1.6: Provide necessary measures to ensure preservation and conservation of known historical resources.

Policy 2.1.6.1: The City shall promote the designation of a “Downtown Inverness” historic district, as well as surrounding historical sites, through implementation of the preservation ordinance as part of the Land Development Regulations, which includes criteria for designating properties; standards and guidelines for controlling demolitions, alterations, and relocation; and procedures for administration and enforcement.

Policy 2.1.6.2: The City shall assist the Citrus County Historic Society (CCHS) in its efforts to provide public information, education, and technical assistance relating to historic preservation programs.

Policy 2.1.6.3: If construction activities reveal a suspected historical or pre-historical archaeological site, the City shall determine the extent and nature of the site and report such findings to the State of Florida, by a Master Site File application, and mitigate any impacts upon the site if the site is determined to be relatively intensive in cultural remains, or significant to the archaeological or historical record. Such determination of site extent, nature, and significance shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation.

Policy 2.1.6.4: The City shall negotiate with land owners prior to the development review process to avoid disturbance of known historical and pre-historical sites.

Policy 2.1.6.5: The City shall obtain “Certified Local Government” status as recognized by the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation as a means to protect and preserve historic resources in the City.

Policy 2.1.6.6: The City shall adopt standards to direct conservation, rehabilitation and demolition program processes and strategies.

Objective 2.1.7: The City shall explore the option of implementing an Optional Relocation Assistance Plan (ORAP). This provision will also provide for affordable housing in the case of relocation needs.

Policy 2.1.7: The city shall exercise at its option the implementation of a Optional Relocation Assistance Plan.

RECREATION AND OPEN SPACE ELEMENT

Goal 3.1: Ensure sufficient parks, recreation facilities, and open space areas to satisfy the recreational needs of the existing and future citizens and visitors of the City of Inverness.

Level of Service

Objective 3.1.1: Achieve and maintain the level of service standards for parkland and recreational facilities.

Policy 3.1.1.1: The City shall construct new parks as necessary to resolve future deficiencies relative to the adopted level of service standards for parks and recreational facilities.

Policy 3.1.1.2: The City shall adopt and annually update a survey to determine age, place of residence, and recreational facility preferences of potential users to help determine recreational need by areas of the City.

Coordination

Objective 3.1.2: Coordinate with governmental agencies for the efficient provision of parks and recreational facilities.

Policy 3.1.2.1: The City shall coordinate with federal, state, and county agencies in the development of management plans for open space, preserves, and reserves for Conservation and Recreation Land programs to serve the residents of Inverness.

Maintenance

Objective 3.1.3: Provide for the long term maintenance of the City's parks and recreational facilities.

Policy 3.1.3.1: The City will establish and maintain accurate inspection records of existing conditions of park areas within the City.

Policy 3.1.3.2: The City shall establish an annual budget for maintenance of park areas based on a priority scheduling.

Policy 3.1.3.3: The City shall prepare plans for parks and recreational facilities that meet the needs of all age groups within the city limits.

Policy 3.1.3.4: The City Council shall appoint an advisory committee to assist in the evaluation and coordination of existing recreation programs and make recommendations for sites for future recreational opportunities.

Access

Objective 3.1.4: Provide public access to all existing and future public recreation facilities, including freshwater beaches and shores, through the end of the planning period.

Policy 3.1.4.1: The City shall maintain the current level of recreational services offered to the elderly (including shuffleboard courts, and arts and crafts as presently offered at Whispering Pines Park Recreation Building).

Policy 3.1.4.2: The City of Inverness Parks and Recreation Department will promote and continue to manage a regular recreation schedule aimed at the needs of the elderly.

Public Information

Objective 3.1.5: Inform City residents of the recreational opportunities available in the City.

Policy 3.1.5.1: Through educational programs and publications, the City of Inverness Parks and Recreation Department shall inform the public of all available park areas, their locations, and services offered.

Policy 3.1.5.2: The City of Inverness Parks and Recreation Department shall provide information and scheduling on upcoming recreational events to local newspaper agencies for public information as a service to the community.

Policy 3.1.5.3: The City of Inverness Parks and Recreation Department shall provide local schools with information on recreational activities offered by the City.

Policy 3.1.5.4: The City shall coordinate with the Citrus County School Board to utilize the existing athletic facilities.

Funding

Objective 3.1.6: Provide funding for development and long term maintenance of the City's parks and recreational facilities.

Policy 3.1.6.1: With increased usage of the City's parks and recreation facilities by the Citrus County School Board, agreements between the two entities shall be made to provide financial assistance to the City of Inverness Parks and Recreation Department budget.

Policy 3.1.6.2: The City will seek financial assistance for recreation facilities through grants and the general fund.

Policy 3.1.6.3: The City shall annually review the Parks and Recreation Department's expenditures and revenues to determine financial need.

Policy 3.1.6.4: The City shall continue to improve public access to fresh water fishing areas as a means of increasing revenue based recreation facilities.

Policy 3.1.6.5: The City shall provide an on-going maintenance program for its park system.

Policy 3.1.6.6: The City shall raise revenues for the maintenance program for its park system.

Open Space

Objective 3.1.7: Protection of lands identified as open space from incompatible land uses and maintenance of the function and value of such lands as resources for passive recreation.

Policy 3.1.7.1: The subdivision regulations within the Inverness Land Development Regulations will ensure that new development is mitigated around open space areas so that adverse fiscal impact will not result.

Policy 3.1.7.2: The City staff will continually investigate and utilize state and federal funding programs to enhance and acquire additional open space and recreational land areas.

Policy 3.1.7.3: The City shall continue to implement regulations in the Inverness Land Development Regulations which restricts private development within the Open Space land use category on the Future Land Use Map.

Policy 3.1.7.4: The City shall maintain specific open space definitions and standards addressing protection of open space and waterways in the Inverness Land Development Regulations.

Policy 3.1.7.5: Uses permitted in the Open Space/Recreational land use category on the Future Land Use Map shall not exceed an impervious surface ratio of 0.70 for active recreation sites. Areas designated as Open Space shall be protected from incompatible land uses and shall be used for passive recreation or conservation purposes so as to achieve Recreation and Open Space Element Objective 3.1.7.

CONSERVATION ELEMENT

Goal 4.1: Conserve, protect, and appropriately manage the natural resources within the City of Inverness so as to ensure the highest environmental quality possible.

Air Quality

Objective 4.1.1: Continue to meet or exceed state and federal National Ambient Air Quality Standards established by the Florida Department of Environmental Protection in cooperation with the EPA.

Policy 4.1.1.1: Inverness shall notify the Florida Department of Environmental Protection of any complaints or violations concerning air quality.

Policy 4.1.1.2: Regulate industrial land uses to promote clean industry to ensure, with the County's collaboration, that the "Attainment" level declared by the Florida Department of Environmental Regulation on Citrus County will be maintained.

Policy 4.1.1.3: The City shall reduce the pollution potential from automobile emissions by: a) landscaping public areas and right-of-ways; b) enforcing the City Tree Protection Ordinance; c) improving traffic flow with proper time signals; and d) providing a sidewalk and bikeway system in the City to facilitate nonmotorized, vehicular movement with the least amount of adverse effect on the environment.

Surface Water

Objective 4.1.2: Maintain and restore surface water quality consistent with state surface water classifications and respective surface water quality standards. The city shall conserve, appropriately use and protect the water quality and quantity of current and projected water sources and water flow into estuarine waters and oceanic waters. This effort shall also be done to benefit wildlife habitat provided by surface waters.

Policy 4.1.2.1: The City shall not issue permits to new development/construction on water bodies until clearance has been granted by involved state agencies such as SWFWMD, FDEP, and Army Corp of Engineers, if required.

Policy 4.1.2.2: Inverness shall continue to enforce a comprehensive stormwater management ordinance requiring:

- a. preservation of natural vegetation adjacent to surface water bodies to provide filtration of stormwater runoff; and,
- b. construction of on-site stormwater management systems for new developments to ensure that post-development run-off does not exceed pre-development conditions.

During construction, approved silt screens and other erosion control devices shall be placed between the project site and the water body to prevent erosion and pollution of the water body.

Policy 4.1.2.3: The City shall require development activities to adequately treat stormwater runoff through adherence to state and federal permitting requirements.

Policy 4.1.2.4: The City shall promote the Lake Management Plan to promote public awareness of the environmental constraints of the lakes system throughout the City.

Policy 4.1.2.5: The City shall protect the natural functions of the 100 year floodplain, so that flood-carrying and flood storage capacities are maintained through proper site development review.

Policy 4.1.2.6: The City shall continue to enforce its Flood Damage Prevention ordinance to minimize the following:

- a. loss of recharge area by methods depicted in the updating of the existing zoning and development codes;
- b. alteration of the natural floodplain; and,
- c. filling, grading, and dredging.

Policy 4.1.2.7: Methods of conservation and protection of the City's wetlands from physical and hydrologic alterations will be provided in the Land Development Code.

Policy 4.1.2.8: The City shall coordinate the issuance of building permits in areas of probable wetlands with Florida FDEP, SWFWMD, and the Army Corps of Engineers so as to: a) be assisted in the determination whether the homeowner plans construction in the wetlands; b) improved compliance with the states' dredge and fill permitting process; c) encourage those agencies to make future follow-up inspections; and d) be in compliance with the preservation areas depicted in the Future Land Use Map.

Policy 4.1.2.9: The City shall notify responsible state and federal agencies of any violations.

Policy 4.1.2.10: The City shall continue to enforce a minimum setback of 50 feet from water bodies for all new development. The setback requirement shall be measured from the mean high water line.

Policy 4.1.2.11: The City shall prohibit the discharge of inadequately treated stormwater into waters of the state.

Policy 4.1.2.12: The City shall protect surface waters and water quality by restricting activities and land uses known to adversely affect the quality and quantity of identified water sources; including natural groundwater recharge areas, wellhead protection areas and surface waters used as a source of public water supply.

Groundwater

Objective 4.1.3: Institute proper actions to ensure that the quality and the quantity of City groundwater resources are properly protected and conserved.

Policy 4.1.3.1: The City shall continue to implement the high recharge and future well/wellfield location plan in accordance with the future requirements of the regional water supply plan.

Policy 4.1.3.2: The City, in cooperation with FDEP and SWFWMD, shall continue to monitor groundwater quality and levels.

Policy 4.1.3.3: The City shall continue to coordinate with Citrus County to provide adequate sewer facilities in the lake areas in order to eliminate septic tank usage in this critical area.

Policy 4.1.3.4: The City shall cooperate with Citrus County to provide protection for all public water supply wells by restricting activities and land uses detrimental to those areas.

Policy 4.1.3.5: The City shall permit development only if it does not adversely impact the City's natural resources and is in compliance with all federal, state, and local regulations.

Policy 4.1.3.6: The City shall require all new developments within statutory proximity to sewer lines to connect to City sewer services.

Policy 4.1.3.7: The City shall continue to regulate land use and development in flood hazard areas by requiring conformance with the provisions of the Inverness floodplain regulations as well as the requirements of the National Flood Insurance Program.

Policy 4.1.3.8: The City shall require all new development activity within wellhead protection areas, as determined in the City's 1995 Wellhead Protection Areas Study, to have appropriate stormwater treatment facilities as permitted by SWFWMD.

Policy 4.1.3.9: The city shall protect groundwater and water quality by restricting activities and land uses known to adversely affect the quality and quantity of identified water sources; including natural groundwater recharge areas, wellhead protection areas and groundwater used as a source of public water supply.

Water Conservation

Objective 4.1.4: The City shall continue to implement procedures to promote conservation of potable water to reduce the per capita water useage.

Policy 4.1.4.1: The City shall continue to cooperate with the Southwest Florida Water Management District in the implementation of water conservation programs for both emergency and annual needs.

Policy 4.1.4.2: The city shall require future developments be permitted based on the availability of water resource capacity. These capacities shall be in accordance with the Regional Water Supply Plan.

Flora and Fauna

Objective 4.1.5: Conserve, use appropriately and protect minerals soils and native vegetation by minimizing impacts on existing relic hardwood communities and the habitat of endangered and threatened species.

Policy 4.1.5.1: The City shall maintain a comprehensive inventory of ecological communities which shall include species populations, habitat conditions, occurrences, and disturbances, and shall consider acquisition through conservation programs of the most vulnerable communities.

Policy 4.1.5.2: The City shall continue to enforce the Tree Preservation Ordinance and Landscape Buffer Ordinance. Both ordinances shall encourage the use of native plants as a means of enhancing habitat for wildlife.

Policy 4.1.5.3: The City shall assist in the application of and compliance with all state and federal regulations which pertain to endangered and rare species.

Policy 4.1.5.4: The City shall establish a program to make private landowners aware of good management techniques to protect endangered and rare species' most desirable habitats.

Policy 4.1.5.5: The City shall assist Florida conservation agencies in developing an education program to promote conservation and the preservation of endangered and rare species.

Policy 4.1.5.6: The City shall continue to require provisions in the Land Development Regulations which protect ecological communities. These provisions shall be based on:

- a. discouraging developments in sensitive areas of ecological communities in the City; and,
- b. requiring buffering between sensitive ecological sectors and other land uses.

Policy 4.1.5.7: The City shall support and assist the County and SWFWMD to protect the wetlands and cypress swamp communities along the eastern border of the City by controlling water levels and enforcement of respective floodplain ordinances.

Policy 4.1.5.8: The City shall review jointly with Citrus County all land development applications to conserve, appropriately use, or protect unique vegetative communities located adjacent to the city limits. The city shall conduct reviews to protect native vegetation communities from destruction by development activities.

Policy 4.1.5.9: The city shall encourage cooperation with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located within more than one local jurisdiction.

Natural Reservation

Objective 4.1.6: Minimize adverse effects of adjacent developments on managed conservation areas.

Policy 4.1.6.1: The City shall encourage its management program in cooperation with the Florida Wildlife Commission for the Lake Tsala Apopka Fish Management Area and the Withlacoochee State Forest Wildlife Management Area.

Policy 4.1.6.2: The City shall consult with the Florida Department of Agriculture, Florida Forest Service on the use of best management practices (BMP) for proposed developments and activities adjacent to the Withlacoochee State Forest and Whispering Pines Park, prior to issuance of development authorization.

Policy 4.1.6.3: The City shall consider entering into agreements with Citrus County or applicable state agencies to establish best management practices for the protection of environmentally sensitive lands.

Policy 4.1.6.4: The City shall coordinate with Citrus County or applicable state agencies to conserve, appropriately use, or protect unique vegetative communities located within more than one jurisdiction.

Policy 4.1.6.5: The City shall encourage conservation and encourage appropriate use and protection of areas suitable for extraction of minerals.

Policy 4.1.6.6: The City shall restrict activities known to adversely affect the survival of endangered and threatened wildlife.

Policy 4.1.6.7: The City shall encourage conservation and protection of natural functions of existing soils, fisheries, wildlife habitats, rivers, bays, lakes, floodplains, harbors, wetlands including estuarine marshes, freshwater beaches and shores and marine habitats.

Policy 4.1.6.8: The City shall encourage protection of existing natural reservations identified in the recreation and open space element.

Soil Erosion

Objective 4.1.7: Minimize the rate of soil erosion caused by land development.

Policy 4.1.7.1: The City shall consider topography, hydrological conditions, and vegetative cover during the site plan review process of proposed development.

Policy 4.1.7.2: The City shall continue to enforce the Tree Preservation Ordinance and Landscape Buffer Ordinance to assist in the control of soil erosion.

Hazardous Waste

Objective 4.1.8: Require proper, management and disposal of all produced or used hazardous waste material.

Policy 4.1.8.1: The City shall remain informed on the latest hazardous waste information and policies pertaining to the local region and encourage public awareness on current issues. The City shall continue to provide employee training in order to properly inspect and identify wastes before wastes are conveyed to the landfill.

Policy 4.1.8.2: The City shall participate in the statewide study of radon pollution and shall adopt the necessary protection ordinance as delineated by the statewide study.

Policy 4.1.8.3: The City, jointly with Citrus County, shall implement an environmental review process to ensure proper management and disposal of hazardous materials.

Policy 4.1.8.4: The city shall manage hazardous wastes to protect natural resources.

Wetlands

Objective 4.1.9: Use the local planning process to protect identified wetlands on Map 7-1 from physical and hydrologic alteration. Conserve, appropriately use and protect fisheries, wildlife, wildlife habitat and marine habitat as identified by the maps.

Policy 4.1.9.1: The classification of wetlands, in the City of Inverness shall be as follows:

- a. Category I wetlands shall include wetlands having hydrological connection to natural surface water bodies, any wetland within a lake littoral zone, any isolated wetland 40 acres or larger, or wetlands containing Strategic Habitat Conservation Areas as identified by FWC;
- b. Category II wetlands shall include formerly isolated wetlands which have been connected to other surface water drainage and are greater than or equal to five acres, or are less than 40 acres and do not qualify as Category I;
- c. Category III wetlands shall include isolated wetlands less than five acres that do not qualify as Category I or II wetlands.

Policy 4.1.9.2: The City shall coordinate with the Army Corp of Engineers, the Florida Department of Environmental Protection, and the Southwest Florida Water Management District to identify and regulate wetland areas under the respective agency's jurisdiction.

Policy 4.1.9.3: The City shall require identification of Category I, II, and III wetlands prior to staff review of Future Land Use Map amendment or development site plan proposals.

Policy 4.1.9.4: The City shall require a minimum 50 foot buffer between Category I and II wetlands and new development in order to protect water quality, preserve natural wetland functions, and preserve wildlife habitat. The buffer, as measured landward from the approved jurisdictional line, shall be maintained in a natural vegetative state and be free of exotic and nuisance species as defined by the Florida Pest Council.

Policy 4.1.9.5 : The City shall not permit development in a Category I or II wetlands or wetland buffers except as follows:

- a. clearing and/or construction of walking trails;
- b. construction of timber boardwalks/catwalks for direct access to water bodies; construction of wildlife management shelters, footbridges, observation decks and similar structures not requiring a dredging and/or filling for their replacement.

- c. Clearing and/or construction of electric utility infrastructure as needed to provide public service (excluding roadways) that does not impair the long term viability of the wetland system;

Dredging and filling is permissible within Category I and Category II wetlands as necessary for these activities if:

- d. no other reasonable alternative exists and avoidance cannot be achieved;
- e. such activity is consistent with other policies of the Comprehensive Plan;
- f. such activity complies with the requirements of all federal, state, and regional agencies claiming jurisdiction over wetland alteration;
- g. appropriate justification for alterations is provided to the City;
- h. adequate mitigation of any adverse hydrological and physical alterations is provided. The basis for mitigation shall be categorized by type of wetland area. Mitigation shall be required to replace the habitat and functions performed by the wetland areas destroyed. Reasonable assurance shall be provided for type for type mitigation at the ratios set forth by agency regulations:
- i. no more than one percent of any Category I wetland is impacted (may be increased in cases of overriding public benefit); and,
- j. no more than 15 percent of any Category II wetland is impacted (may be increased in cases of overriding public benefit).

Overriding public benefit are those actions required by local, state, or federal government necessary for the promotion of public safety, health, or general welfare such as storm water management activities, or the provision of water and waste water facilities, but not including roadways.

Policy 4.1.9.6: Removal, encroachment, or alteration for Class III wetlands may be allowed with the extent of such activities being determined on a case-by-case basis in conjunction with applicable regulatory agencies and in the interest of public benefit.

Policy 4.1.9.7: When encroachment, alteration, or removal of Class III wetlands is permitted, habitat compensation or mitigation as a condition of development approval shall be required. The basis for mitigation shall be categorized by type of wetland area. Mitigation shall be required to replace the habitat and functions performed by the wetland areas destroyed. Reasonable assurance shall be provided for type-for-type mitigation at the ratios set by agency regulations.

Policy 4.1.9.8: Only Suburban Low Density Residential, Low Density Residential, Open Space and Recreation, or Conservation Future Land Use Map shall be designated adjacent to Category I Wetlands.

Where more intense land use designations have already been shown adjacent to Category I and II wetlands on the Future Land Use Map and have been relied upon for development or zoning decisions, the designation may remain. However, any development parcel containing wetlands must demonstrate

that no significant adverse impact to the wetland will result from activities to be conducted on the site, and that adequate mitigation/compensation will be provided to protect wetland function and ensure type for type replacement.

It shall be noted, however, that mitigation shall be the final option when no reasonable alternative exists and avoidance and minimization of impact cannot be achieved.

Onsite one for one transfer of development (density or intensity of use) out of and away from wetlands and wetland buffers to uplands shall be required in all land uses other than Suburban Low Density Residential, Low Density Residential, Open Space and Recreation, or Conservation.

Category I and II wetlands encompassed by Future Land Use Map Amendments shall be designated as Preservation/Wetlands on the FLUM.

Policy 4.1.9.9: The City shall require all wetland encroachments to be mitigated according to all applicable state and federal permit requirements and mitigation compliance to be monitored by FDEP, SWFWMD, and ACOE or other regulatory authority.

Policy 4.1.9.10: In combination with other goals, objectives, and policies of the Comprehensive Plan, the City shall protect and conserve wetlands by redirecting incompatible uses away from wetlands.

Policy 4.1.9.11: The City shall designate environmentally sensitive land to include wetlands, sinkholes, hydric soil types and flood-prone areas for protection measures based on jurisdictional wetlands determinations and /or such protection designations adopted by an appropriate jurisdictional authority to further the goals and objectives of the conservation element.

INFRASTRUCTURE ELEMENT

Potable Water Subelement

Goal 5.1: Ensure adequate public supply and treatment of potable water to City residents and businesses.

Level of Service Standards

Objective 5.1.1: Establish and protect potable water level of service standards for use in planning capital improvements and reviewing applications for development.

Policy 5.1.1.1: The City shall not issue permits for new development or redevelopment which would result in an increase in demand for deficient facilities unless the necessary facilities are in place and available to serve the development at the time of issuance of a certificate of occupancy or its equivalent.

Policy 5.1.1.2: The following levels of service standards shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

- a. Average design flow - 125 gallons per capita per day.
- b. Storage capacity - minimum reserve of 24 hours water demand.

Policy 5.1.1.3: The City shall establish and utilize levels of service provided for facilities as outlined in standards for public facilities with state, regional and local authorities or otherwise consistent with state law.

Treatment Capacity

Objective 5.1.2: Expand the treatment capacity of Inverness commensurate with the growth of the service base.

Policy 5.1.2.1: The City shall develop water treatment capacity to process sufficient quantities of potable water to meet the projected long-range (year 2026) needs of Inverness.

Policy 5.1.2.1: The City shall treat its water supply in accordance with state and federal standards of purity.

Distribution System

Objective 5.1.3: Develop a potable water distribution system plan on the basis of projected water needs to the year 2026 and the established level of service standards for potable water.

Policy 5.1.3.1: The City shall plan and design a water supply and distribution system to accommodate growth in accordance with population projections in this Comprehensive Plan.

Policy 5.1.3.2: The City shall develop strategies, as needed, to balance fluctuation in water demand, safeguard continuance of supply in case of plant or water main breakdown, and to provide adequate fire flow.

Conservation

Objective 5.1.4: Implement water conservation measures in the City of Inverness.

Policy 5.1.4.1: The City shall enforce SWFWMD water use restrictions during a SWFWMD declared water shortage.

Policy 5.1.4.2: The City will encourage the use of water conserving devices, landscaping with native vegetation, and water reuse.

Policy 5.1.4.3: As part of the Land Development Regulations, the City will restrict the use of hazardous substances in the wellhead protection areas for the City's potable water wells.

Systems Maintenance

Objective 5.1.5: Maintain, repair, and replace water system components on a regularly scheduled basis.

Policy 5.1.5.1: The City shall maintain records and procedures for identifying needed repairs, their costs, and subsequent implementation.

Policy 5.1.5.2: The City shall continue to meter all existing and future water customers for billing purposes.

Policy 5.1.5.3: The City shall maintain a rate schedule based upon the cost of providing service and adjust rates and fees periodically to ensure that water revenues are sufficient to finance future expansion, repair, and replacement.

Policy 5.1.5.4: The City shall establish standards and priorities for replacement, correcting existing facilities deficiencies and providing for future facility needs based on need and demand

Systems Expansion

Objective 5.1.6: Coordinate the expansion of, or increase capacity of current facilities to address future needs and goals.

Policy 5.1.6.1: The City shall expand facilities as growth and development demands and as specified by comprehensive plan goals, policies and objectives.

Policy 5.1.6.2: The expansion of water facilities will direct growth within the services boundaries.

Sanitary Sewer Subelement

Goal 5.2: To ensure orderly development which maximizes the use of sanitary sewer system facilities and provides the adopted level of service concurrent with development.

Level of Service

Objective 5.2.1: Establish the level of service standards for planning capital improvements and for reviewing applications for development approval.

Policy 5.2.1.1: The following levels of service standards shall be used as the basis for determining the availability of sanitary sewer facility capacity and demand generated by a development:

- a. Average flow - 75 gallons per capita per day.
- b. Peak flow - 125 gallons per capita per day.

Policy 5.2.1.2: The City of Inverness will continue to utilize a data base system to provide existing available capacity of wastewater facilities. As part of the data base, reports to the City Manager's office on a monthly basis will state the daily flows of the wastewater facility as well as monthly volume of solid waste collected.

Policy 5.2.1.3: The City shall update facility demand and capacity information in conjunction with the Comprehensive Plan amendment process.

Policy 5.2.1.4: Amendments to the Comprehensive Plan and/or Future Land Use Map shall not increase the demand for public facilities and services unless adequate capacity is either available or ensured through other means to service the anticipated demand of new population and commerce brought about by any and all Comprehensive Plan amendments.

Policy 5.2.1.5: The City shall not issue permits for new development or redevelopment which would result in an increase in demand for deficient facilities unless the necessary facilities are in place and available to serve the development at the time of issuance of a certificate of occupancy or its equivalent.

Effluent and Sludge Disposal

Objective 5.2.2: Dispose of effluent and sludge in an environmentally acceptable manner.

Policy 5.2.2.1: Effluent and sludge from all City owned treatment plants shall meet all biological and chemical standards of the applicable regulatory authority(s).

Capital Improvements Planning

Objective 5.2.3: Maintain a five-year schedule of capital improvement needs for public sanitary sewer facilities to be updated annually in conformance with the review process for the Plan's Capital Improvement Element.

Policy 5.2.3.1: Projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element.

Policy 5.2.3.2: Proposed capital improvement projects will be evaluated and ranked according to the following guidelines:

- a. Level One - whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, to preserve or achieve full use of existing facilities, or, if permitted, capacity has been reached.
- b. Level Two - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development.
- c. Level Three - whether the project represents a logical extension of facilities and services within a designated service area.

Additional Treatment Capacity

Objective 5.2.4: Maintain an ongoing program for wastewater treatment capacity expansion necessary to accommodate projected future water flows through 2026.

Policy 5.2.4.1: The City shall plan for wastewater facilities expansion including design, permitting, and construction, in compliance with planning requirements set forth by the applicable regulatory authority(s).

Policy 5.2.4.2: The City shall negotiate or enter into an interlocal agreement with Citrus County to require that any development in the urban fringe or planning area that will be served by package treatment plants shall be such that the plants shall either be interim in nature or can eventually be linked as a regional system and be publicly owned and operated.

System Priorities

Objective 5.2.5: Inhibit urban sprawl through maximum use of existing sanitary sewer facilities.

Policy 5.2.5.1: Package treatment plants and septic tanks will not be allowed for new development if existing sanitary sewer system facility capacity is available to maximize the use of existing facility and to discourage urban sprawl.

Policy 5.2.5.2: The City shall maintain an interlocal agreement with Citrus County to prohibit the use of package treatment plants and septic tanks by new development in the fringe area of Inverness if existing facility capacity is available in order to maximize the use of existing facilities and discourage urban sprawl.

Septic Tanks

Objective 5.2.6: Reduce septic tank usage in areas identified as having high concentrations of septic tanks or being unsuitable for septic tank use.

Policy 5.2.6.1: Consistent with environmental need, the City shall designate a portion of its operation and capital improvements budgets for use in connecting residences and businesses using septic tanks to the sanitary sewer system.

Policy 5.2.6.2: The City shall prohibit the creation of new septic systems or the use of existing septic systems in areas where sewer systems are available.

Solid Waste Subelement

Goal 5.3: Dispose of the City's solid waste in a manner which is environmentally safe and economically efficient.

Level of Service

Objective 5.3.1: The City will conform to Citrus County's solid waste collection disposal and resource recovery regulations and programs to meet the City's existing and projected needs and demands of the population.

Policy 5.3.1.1: The City will operate under Citrus County's established level of service standards of 3.50 pounds per capita per day for Class I waste.

Policy 5.3.1.2: The City shall continue to implement the solid waste monitoring system to assist Citrus County in determining the amount and type of material contained within the City's solid waste stream.

Waste Exclusion

Objective 5.3.2: Continue to participate in Citrus County's management program of Class I and Class III wastes.

Policy 5.3.2.1: The City shall continue to implement procedures for the disposal of yard trash through the use of composting and chipping operations.

Policy 5.3.2.2: The City will coordinate with Citrus County for the designation of areas for the disposal of scrap and construction debris.

Recycling

Objective 5.3.3: Recycle solid waste in accordance with State policies and requirements.

Policy 5.3.3.1: The City shall assist Citrus County in the continued implementation of residential and non-residential development recycling programs.

Policy 5.3.3.2: The City shall assist Citrus County in maintaining a recycling rate in accordance with state policies and goals through continued coordination in the establishment of collection centers in conjunction with private industry and through the maintenance of the following recycling programs.

- a. governmental office paper recycling;
- b. waste tire recycling;
- c. recovered materials (white goods)
- d. lead-acid and household batteries recycling;
- e. composting of yard trash;
- f. curbside separation and collection of recyclables; and,
- g. other materials which may become recyclable in the future.

Hazardous Waste Management

Objective 5.3.4: Assist Citrus County in the implementation of programs to reduce improper disposal of hazardous waste.

Policy 5.3.4.1: The City shall continue to analyze all nonresidential development plans to determine if appropriate provisions for hazardous waste management are included.

Policy 5.3.4.2: The City, jointly with Citrus County, shall implement an environmental review process to ensure proper management of hazardous material.

Policy 5.3.4.3: The City shall assist the Citrus County Department of Public Works with its Small Quantity Generator hazardous waste monitoring program.

Policy 5.3.4.4: The City shall continue to cooperate and promote Citrus County “Amnesty Days” for proper disposal of hazardous waste.

Hazardous Materials Accident Management

Objective 5.3.5: Protect the public and the environment through hazardous materials accident preparedness.

Policy 5.3.5.1: The City shall assist the County in maintaining an inventory of all non-residential establishments that produce and/or use hazardous materials or bio-hazardous waste within the city limits.

Policy 5.3.5.2: The City shall assist Citrus County in implementing the HAZ-MAT hazardous materials accident management plan which is consistent with the State Hazardous Materials Accident Management Plan.

Stormwater Drainage Subelement

Goal 5.4: Reduce existing and avoid future flooding problems and improve surface water quality in the City of Inverness.

Master Drainage Plan

Objective 5.4.1: Implement priorities of the City of Inverness Master Stormwater Management Plan which provide for improvements to the primary drainage system.

Objective 5.4.1: The City of Inverness shall enforce a Master Stormwater Management Plan which provide for improvements to the primary drainage system to the standards equal to the levels of protection required by SWFWMD for water quality standards.

Policy 5.4.1.1: The City shall incorporate in the five year Capital Improvements Program corrective measures for stormwater management facility deficiencies identified in the City of Inverness Master Stormwater Management Plan.

Policy 5.4.1.2: Water quality standards for stormwater discharge shall be for all new and existing stormwater management systems. The City shall rely on the resources and expertise of the applicable regulatory authority(s) for assisting the City to maintain standards for water quality or otherwise remain consistent with state law.

Level of Service

Objective 5.4.2: Establish the following level of service standards for planning capital improvements and reviewing applications for development approval.

Policy 5.4.2.1: The City's level of service standards for drainage plans and facilities are as follows:

- a. Residential (single family) - First one inch of rainfall runoff;
- b. Nonresidential developments and new subdivisions or planned developments - 25 year storm/24 hour duration rainfall (peak flow); and,

Policy 5.4.2.2: The Inverness Land Development Regulations shall continue to require that all new stormwater control facilities treat stormwater for removal of pollutants as required by the applicable regulatory authority

Policy 5.4.2.3: The City shall require the application of water quality standards as established by the applicable regulatory authority to maintain water bodies for recreation and the propagation and maintenance of a healthy, well-balanced population of fish and wildlife.

Policy 5.4.2.4: The adopted flood protection level of service standards for the City of Inverness shall be equivalent to the FEMA design criteria for special flood hazard areas. By the end of the planning period, the City shall assign specific flood protection strategies for individual drainage basins.

Policy 5.4.2.5: By the end of the planning period, the City shall evaluate the water quality treatment capacity for each sub-basin in the City for use in developing water quality level of service standards. As part of the evaluation, the City shall identify point sources of pollution and quantify impacts to receiving waters. The City shall develop and implement water quality level of service standards in an effort to meet water quality goals of maintaining the water quality of local water bodies.

Hydrologic Impacts

Objective 5.4.3: Regulate development in a manner that will minimize adverse hydrological impacts.

Policy 5.4.3.1: The City shall require development in any area adjacent to environmentally significant wetlands to be situated, designed, and constructed so as to minimize the adverse impacts on the beneficial characteristics and functions of wetlands.

Policy 5.4.3.2: The City shall encourage the restoration of altered and disturbed wetlands.

Stormwater Management Facilities

Objective 5.4.4: Protect groundwater and surface water quality while protecting life and property from flood hazard.

Policy 5.4.4.1: Basins, swales, and culverts shall be designed to protect groundwater and surface water quality as well as accommodate stormwater flows in all new developments.

Policy 5.4.4.2: In case of emergency, the City is exempt from pollutant reduction and filtering requirements.

Groundwater Recharge Subelement

Goal 5.5: To maximize the rechargeability of developed lands and ensure proper protection of wetlands and existing natural groundwater recharge areas.

Objective 5.5.1: Increase the amount of unpolluted water that can percolate into the aquifer. Protect high recharge areas and prime recharge areas with a level of protection commensurate with their significance to the natural system and their importance as current and future sources of potable water.

Policy 5.5.1.1: The City, as part of its Land Development Regulations, will continue to emphasize the proper use of structural drainage techniques, such as swales, that allow natural vegetation to absorb pollutants and allow percolation of clean water into the aquifer recharge area.

Policy 5.5.1.2: In the Land Development Regulations, the City will continue to prohibit development in established preservation areas as depicted on the Future Land Use Map.

Policy 5.5.1.3: As part of the Land Development Regulations, the City will continue to maintain established preservation wetlands as depicted on the Future Land Use Map as natural tools to enhance water management practices.

Policy 5.5.1.4: The City shall maintain a list of all known suspected underground tanks that are a potential source of groundwater pollution and will require abandoned or leaking tanks to be removed, repaired, or otherwise neutralized, at the expense of the landowner, at the time of property development, redevelopment, remodeling, rezoning, land use amendment, or any other activity requiring government permitting process.

Policy 5.5.1.5: In the Land Development Regulations, the City will continue to prohibit pollutant discharge from industrial and commercial establishments.

Policy 5.5.1.6: The city shall establish and utilize potable water conservation, strategies and techniques.

Policy 5.5.1.7: The city shall regulate land use and development to protect the functions of natural drainage features and natural groundwater aquifer recharge areas.

WATER SUPPLY FACILITIES WORK PLAN, 20012 – 2025

CITY OF INVERNESS, FLORIDA

1. INTRODUCTION

The City of Inverness 10-Year Water Supply Facilities Work Plan (Work Plan) represents the City's plan to meet current water demands and the anticipated growth in demand within the Inverness Utility Service Area through 2025. The Work Plan is an addendum to the Infrastructure Element of the Inverness Comprehensive Plan and is supported by policies in the Infrastructure, Conservation, Intergovernmental Coordination and Capital Improvements elements of the Comprehensive Plan. The Work Plan includes statutorily required analysis, as per Chapter 163.3177, Florida Statutes (see Table 8).

2. POTABLE WATER DEMAND

Existing Conditions

This plan employs data consistent with the Regional Water Supply Plan for the Northern District of the Southwest Florida Water Management District (SWFWMD). To ensure consistent data, SWFWMD has provided the City and each local government in the district with community water use data. The City's Water System serves a functional population of 8,266 people. The Utility Service Area population of 8,266 persons in 2010 is not to be confused with the municipal population of 7,210 (2010 Census), as Inverness provides water service to many homes outside the City Limits (see MAP 1 and MAP 2). Ninety percent of Inverness' developed areas are served by the water system. Serving less developed areas, such as in the western portion of the City, is not cost effective at this time.

Based on average daily flows in 2010, potable water demand in the water system service area is 1.364 million gallons per day (MGD), or 165 gallons per day per capita (GPDC). According to the SWFWMD Regional Water Supply Plan the per capita use rate between 2003 and 2007 was also 165 gallons / capita/day. This 2010 use rate evidenced the need for the City-wide conservation efforts (e.g., implementation of an inclining potable water rate structure). Current 2012 consumption rates document by the Public Works Department are significantly lower.

Future Conditions

The projected functional population in the Water System Service Area, shown in Table 1, is based on historical growth rates for City utility customers rather than availability of land in the Future Service Area. Growth trends in the Utility Service Area show a modest increase.

Table 1: Projected Functional Population, Inverness Water System Service Area

	2010	2015	2020	2025	2030
Municipal Population Served	8,057	8,264	8,506	8,748	9,129
Total Utility Service Area Population	8,266	8,473	8,716	8,958	9,339

Source: SWFWMD community data sheet, 2011

The City's utility customer base largely increases as a result of periodic annexations approved by the City over the time period used to establish the historic growth rate for utility customers. It is anticipated that a mix of both future annexations and infill development within the existing city boundaries will be the source of new utility customers.

Projected potable water demand in the Water System Service Area through 2030 is shown in Table 2. Projected demand is based on the population projections in Table 1 and the current per capita potable water demand and historical use rates. Again, the methodology employed by the Southwest Florida Water Management district for the Regional Water Supply Plan for the Northern district provides a consistent regional baseline.

Table 2: Projected Water Demand and Supply, Inverness Water System Service Area (MGD)

	2010	2015	2020	2025	2030
Total Demand (Municipal)	1.329	1.363	1.404	1.443	1.506
Total Demand (Utilities)	1.364	1.398	1.438	1.478	1.541

Source: SWFWMD community data sheet, 2011

Non-Potable Water Demand

The City's reclaimed water system, which supplies 413,000 GPD, currently serves only nonresidential uses in the Water System Service Area. The Inverness Golf Course uses all of the available reclaimed water for irrigation purposes. The literature on irrigation demands and offsets confirms that the use of reclaimed water directly correlates to reductions in the use of potable water. The SWFWMD research shown in Table 3 indicates that the use of reclaimed water in lieu of potable water sources offsets those sources at an average rate of 75 percent. This factor is not reflected in the Utility Service Area demand for non-potable water shown in Table 2. If the reclaimed water offset was used to calculate a reduced water demand, the offset would be a 309,750 GPD reduction in water demand. A total of 771,000 GPD of reclaimed water is projected to be available by 2020.

Table 3: Reclaimed Water Customer Type and Efficiency (Potable Water Offset)

Reclaimed Water Use	Offset (%)	Comments
Industrial / Power Generation	100%	Normally use the same amount regardless of source
Agricultural/Recreational/ Aesthetic	75%	Normally do not overwater
Public Supply Irrigation	40%	25%-35% flat rate; 45% - 55% for metered
All Customer Types (Average)	60%	25% Industrial Power Generation; 25% Agricultural/Recreational/Aesthetic 50% Public Supply

Source: Effective Use of Reclaimed Water Demonstrated to Offset Water Demand, Southwest Florida Water Management District, 2002.

3. WATER SUPPLIES

Based on the foregoing demand analysis and the inventory of existing and projected potable and non-potable water resources discussed below, the City's water supply will be adequate to meet projected demand through 2025.

Potable Water Supply

Existing Conditions

The Water System Service Area lies predominantly within the Withlacoochee River Groundwater Basin and includes conservation areas, such as the Withlacoochee State Forest and the large wetlands complex known as the Tsala Apopka (see MAP 1). The Eastern portion of the Utility Service Area falls within the Withlacoochee River drainage basin and is associated with the Tsala Apopka (see MAP 1). The western portion of the Utility Service Area overlies the high recharge sands of the Brooksville ridge. The principal hydrogeologic units in these basins are the surficial, intermediate and Floridan aquifer system. The Upper Floridan aquifer is the principal storage and water conveying component of the basin hydrologic system and is the principal source of potable water for domestic, agricultural and industrial supplies for the City, Citrus County and most of west central Florida.

Water demand and resource limitations in the region, particularly from major urban areas downstream, have prompted the Southwest Florida Water Management District (SWFWMD) to impose water use restrictions in this basin. SWFWMD regulates water withdrawals from the Floridan aquifer system via a Water Use Permit (WUP). A WUP specifies the maximum permitted pumping capacity for the area specified in the permit.

The City's WUP (dated January 25, 2011), allows a maximum water withdrawal in the Water System Service Area of 1,535,000 GPD (average annual) and 1,980,000 GPD (peak monthly). Averaging just over 1 million GPD, the current pumpage in the Water System Service Area is significantly below the average annual WUP limit. Additional production allowed under the current WUP will be from one planned well also located in the Withlacoochee River Groundwater Basin. The current WUP is set to expire January 25, 2021.

Future Conditions

Correlating the 2025 demand projections in Table 2 with the permitted supply above, demonstrates that the potable water supply needs of the Water System Service Area can be met through 2025. The expansion of the City's reclaimed water capacity will further augment the capacity of the system by an estimated 578,000 GPD (75% of 771,000). To continue to surpass the projected potable water demand during the 2012 to 2025 period, the City will also consider implementation of additional reclaimed water projects and conservation measures at levels commensurate with opportunity and demand.

MAP 1 shows public lands that are restricted from future development. The aquifers underlying these protected areas will serve supplement future potable water resources for the City.

Non-Potable Water Supply

Non-potable water supply in the Utility Service Area consists of reuse water from the City's reclaimed water system. The system currently produces 413,000 GPD which is distributed to the Inverness Golf and Country Club in the Water System Service Area. As stated previously, the City plans to expand the system to increase reclaimed water production to 771,000 GPD by year 2020.

4. WATER SUPPLY FACILITIES

The inventory and analysis of water supply facilities in this section indicates that no facility deficiencies are anticipated through the 2025 planning period.

Facility Inventory

Water Wells

Existing wells and wellhead protection areas in the City are shown on the Future land Use Map. The Inverness Public Works Department operates a system of three public supply water wells which draw water from the Floridan Aquifer (see Table 4). The public supply wells are 250 feet deep. The City's Capital Improvements Plan, proposes the construction of an addition to well 10/10 for backup use and to accommodate future growth.

Water Treatment Facilities

The City operates a primary water treatment plant, known as the 581 Plant that is fed by the three public supply wells but can also provide additional treatment at the Citrus Booster Station as a system redundancy. The plants have combined permitted capacity of 1.535 MGD.

The City water treatment process begins with aeration and disinfection with chlorine. The water is then treated with polyphosphate for corrosion control, and fluoride is added for dental health. In 2010 the City began adding ammonia and chlorine at the end of the treatment process in order to form chloramines. Chloramines allow for the benefits of chlorine in the distribution system without the production of potentially harmful disinfection by-products.

Table 4: Water Withdrawal Point Quantity Table

ID No.	Diam. (inches)	Well Depth	Casing Depth	Use	Average (GPD)	Peak Month (GPD)
PS 3/3	16	250	131	Public Supply	503,333	649,299
4/4	3	35	35	Irrigation	6,250	8,063
5/5	3	35	35	Irrigation	6,250	8,063
6/6	4	253	50	Irrigation	6,250	8,063
PS 4/8	16	250	150	Public Supply	503,333	649,299
PS 5/9	12	250	150	Public Supply	503,333	649,299
10/10	6	200	50	Irrigation	3,125	4,031
11/11	6	200	50	Irrigation	3,125	4,031

Water use from the withdrawal points above are restricted to the quantities listed

Source: City of Inverness Water Use Permit 2011.

Water Storage Facilities

The City has two ground storage tanks with a total storage capacity of 1,250,000 gallons. The system maximum daily flow capacity is 3.744 MGD. Therefore the tank capacity is sufficient to accommodate the needs of the City. The dual tank system employs a booster tank for stable water pressure and adequate fire flow throughout the Water System Service Area. The City plans to rehab the Citrus Booster Station water storage tank in 2013. The 581 Plant storage tank was rehabilitated in 2011.

Reclaimed Water Facilities

In 2009, Inverness was granted a permit to modify its wastewater treatment system for reclaimed water irrigation to the Inverness Golf and Country Club. Presently, the system is producing 413,000 GPD. The City plans to increase its reclaimed water production to 771,000 GPD by 2020.

According to the DEP permit, the system includes a type 1 oxidation ditch WWTF including : a pretreatment structure consisting of manual and automatic bar screens and new vortex type grit removal

system, two anoxic basins of 400,000 gallons total volume, two oxidation ditches of 1.2 million gallons total volume, four clarifiers 376,000 total volume and 5,028 square feet total surface area, two disk filters of 860 square feet total surface area, three chlorine contact chambers of 96,520 gallons total volume and one digester of 163,700 gallons volume. Disinfection is achieved by using a sodium hypochlorite solution.

Facility Condition

The City's water supply facilities perform well, and no problems in maintaining performance are anticipated over the 2025 planning period. The City's water treatment plant has consistently operated in compliance with all criteria established by the U.S. Environmental Protection Agency and Florida Department of Environmental Protection for public water supply facilities. The water treatment facilities are repaired and upgraded as needed to remain in good operating condition. The quality of water resources in the area is sufficiently good, requiring only chloramination treatment for the public water supply. The City plans and budgets for scheduled maintenance and replacement. System water loss at 12.3% remains within acceptable limits.

Level of Service

Capacity Analysis

The City's adopted level of service standard for potable water is used for three purposes—to assess the adequacy of the water supply and water facilities, to serve new development (concurrency), and to project needs for developing new water supplies and water supply facilities (facility planning). The City's adopted potable water level of service standard is 125 GPDC plus 24 hours reserve storage capacity (CIE Policy 8.1.1.4), which is below the current rate of water consumption in the Water System Service Area. The SWFWMD community data sheet documents water use between 2003 and 2007 at 165 GPDC. However, more recent consumption rates documented in the 2011 WUP include a consumption rate of 150 GPDC. Table 5 demonstrates that the City's water supply facilities currently meet the potable water level of service standard.

Table 5: Potable Water Level of Service Analysis, Inverness Water System Service Area

Water Supply	
Potable Water Wells (rated capacity)	4,536,000 GPD
Plant Design Capacity	3,740,000 GPD
Storage Tank Capacity	1,250,000 Gallons
Maximum Daily Flow (WUP Limit)	1,535,000 GPD
Water Demand	
Functional Population	8,266
Service Connections	4,104
Average Annual Daily Flow	1,116,789 GPD

Source: City of Inverness, Public Works and SWFWMD

Table 6 shows the projected potable water demand in the Utility Service Area compared to the (FDEP) rated capacity of the City's water treatment plants. The analysis, based on the level of service standard of 125 GPD per capita, indicates that the rated capacity of 1,725,000 GPD will be adequate throughout the 2025 planning period. The combined storage capacity of the water tanks is sufficient also.

Table 6: Projected Water Treatment Capacity, Inverness Water System Service Area

Year	Functional	Per Capita /Day	Service Area	FDEP Permit	Remaining Treatment
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	Population	Potable Water Demand (GPD)	Potable Water Demand (GPD)	Treatment Capacity (GPD)	Capacity (GPD under current permit)
2010	8,266	150	1,239,990	1,725,000	485,010
2015	8,473	150	1,270,950	1,725,000	454,050
2020	8,716	150	1,307,400	1,725,000	417,600
2025	8,958	150	1,343,700	1,725,000	381,300

Source: City of Inverness, Public Works and SWFWMD

Concurrency Management System

Development proposals are reviewed by the City in accordance with the Inverness Concurrency Management System as set forth in the Comprehensive Plan Capital Improvements Element and Article V. Adequate Public Facilities, Inverness Land Development Code. Prior to the issuance of a level of service determination, it must be demonstrated that the adopted level of service standards will be met at the time of issuance of a final local development order for a development. Final development orders are conditioned upon authorization and approval of necessary utility services by the Inverness Public Works Director.

5. IMPACTS ON NATURAL RESOURCES

Water supply projects in the Water System Service Area are not anticipated to impact the surficial aquifer or on-site and off-site lakes and wetlands. Continued enforcement of the City's wellfield protection regulations will help ensure continued groundwater quality. Furthermore, City conservation programs and reclaimed water system expansions will reduce demand for groundwater resources.

Surficial Aquifer Impacts

In the Inverness area, the surficial aquifer is moderately well connected to the Upper Floridan aquifer through a leaky semi-confining unit. The result of this leaky confinement is that, when pumping from the Upper Floridan aquifer system, water level drawdown can be transmitted from the deeper aquifers up to the surficial aquifer. The permanent open space of the Withlacoochee State Forest, which is adjacent to the City, will help to ensure adequate storage capacity in the aquifer and mitigate future pumpage increases by the City.

Lake and Wetland Impacts

Inverness is a lakefront community. Wetlands in the city are associated with the large lake and wetland complex known as the Tsala Apopka. Layers of clay soils provide a measure of confinement from the aquifer to prevent impact to the lake from pumpage. City drinking water wells are located at higher elevations in the city, profiting from the high recharge soils of the Brooksville ridge.

Surface water quality of the City's lakes is good to fair depending on water levels and time of year. Lake Tsala Apopka has been designated an Outstanding Florida Water by FDEP. The City has completed a Master Stormwater Management Plan which addresses water quality impacts associated with stormwater runoff and recommends methods of correcting existing deficiencies to improve water quality.

Wellfield Protection

The City adheres to FDEP standards adopted for wellhead protection, including restricting the type of development allowed in the vicinity of a wellhead and requiring a 500-foot protection zone around wellheads (see MAP 3). The future land use element of the Inverness comprehensive plan establishes land uses which are not permitted within wellhead protection areas. A Cone of Influence and Secondary Cone of Influence based on travel times through the aquifer have not been modeled.

Future land use policy 4.1.3.9 states: The city shall protect groundwater and water quality by restricting activities and land uses known to adversely affect the quality and quantity of identified water sources; including natural groundwater recharge areas, wellhead protection areas and groundwater used as a source of public water supply.

6. CONSERVATION POLICIES & PROGRAMS

This section identifies the current conservation-related policies, programs and practices being implemented by the City. Most notably, the City has adopted a Water Conservation Plan. Prepared by the City Public Works Department, the plan addresses: Water conservation rate structures, Customer billing and meter reading procedures, Water Losses, Irrigation practices and Reclaimed water.

Inverness Municipal Water Conservation Rate Structure.

Inverness, as a lake front community and Citrus County have been well aware of water supply issues based on periodic fluctuations due to drought. In fact, low water conditions were of great community concern in the late 80's, immediately prior to the adoption of the comprehensive plan.

In 2009 and 2011 the City adopted changes to the Code of Ordinances encouraging water conservation initiatives in the form of a rate structure. The 2009 potable water rate structure is also provided for comparison to understand the implications of the City's conservation efforts. Due to the recent enactment, actual results are not available at this time and will be documented at a multi-year level in the next 10-year water supply facilities work plan.

Ordinance 2009-661 amending Section 22-98 of the City of Inverness Code of Ordinances established a conservation rate structure for municipal water supply fees to residential customers inside the City as follows:

Availability charge per unit	\$6.50	
0-10,000 gallons,	per 1,000 gallons	\$2.15
10,001-20,000 gallons,	per 1,000 gallons	\$2.30
20,001-and over,	per 1,000 gallons	\$2.50
(Customers outside the City pay 125% of the costs above.)		

Ordinance 2011-683 enacts higher rates for a higher category of residential consumers of potable water as provided below:

Residential Service			
Description	10-1-11	10-1-12	10-1-13

Water Availability Fee (All Meters)	\$7.00	\$7.25	\$7.50
Water Usage Fees (per 1,000 gallons)	0	0	0
0 -10,000 gallons	\$2.15	\$2.15	\$2.15
10,001-20,000 gallons	\$2.30	\$2.30	\$2.30
20,001-30,000 gallons	\$2.50	\$2.50	\$2.50
Above 30,000 gallons	\$3.00	\$3.00	\$3.00

The City will annually review and revise the rate structure based on any increase established by the Florida Public Service Commission.

Commercial uses are also subject to the rate structure with an added higher availability fee based on the size (diameter) of the service. **Inverness Land Development Code**

The Inverness Land Development Code currently includes the following conservation-related regulations:

Sec. 2.13 B. *Potable Water.*

1. *Level of service.* The potable water supplement of the City's comprehensive plan contains the following level of service requirements for the distribution of potable water:

Minimum design flow	125 GPD/person
Storage capacity	24 hour reserve
Pressure	20 psi to user

2. *Methods of compliance.* An application for a proposed development approval or a building permit shall indicate that one of the following requirements has been met:

a. Capacity exists at the City's water facility to serve the project or the first phase of the project. Determination of the existence of capacity shall be based upon estimated demand by the project, consideration of the other approved but not built developments to be served by the same facility in the same time period, and total capacity of the facility.

b. Capacity shall exist at the City's facility at the time of occupancy of the project based upon plans for expansion of capacity. Capacity shall be ensured through one of the following:

- 1) Existence of valid contracts for construction;
- 2) Existence of funds budgeted and appropriated for construction.

c. *Additional requirements:* An application for a proposed development shall provide complete documentation to indicate compliance with the following requirements:

- 1) An agreement that the proposed development shall connect to the City's potable water facility as soon as the service is available.

Sec. 2.8. - Landscape, Buffer, Visual Screens and Tree Requirements

C. Landscaping Requirements.

1. Where it is not possible to retain existing natural ground cover, landscaped areas shall be seeded and/or sodded, or provided with other acceptable ground cover.
2. Landscaping will be used to minimize potential soil erosion through the use of plant materials which aid in soil stabilization and through the use of accepted Best Management Practices (BMP), as applicable.
3. Landscaping will maximize the shading of roads and off-street parking areas, as applicable.
4. The use of plant materials endemic (native) to the area is strongly recommended. Plants that are not adaptable to the area because of cultural requirements shall not be used.

g. Grass species shall be of the types which are normally grown for lawns in the City of Inverness and vicinity. The respective turf establishment areas may be seeded, sodded, plugged or sprigged. For slopes greater than 4:1 (25%), sod and/or ground cover shall be required. Other soil stabilization methods may be utilized upon approval of the Development Review Committee.

6. All landscaped areas shall be provided with an irrigation system, or other reliable source of water supply as approved by the Development Review Committee or substitute xeric landscaping as approved by the Development Review Committee.

D. General Landscape Requirements. All proposed landscaping shall meet the following minimum requirements.

1. The preservation and protection of existing endemic (native) species of plant material is strongly encouraged. Existing native species and natural cover will be retained wherever possible. Where planting requirements for landscaped areas results in the need for additional materials in an existing natural area, there will be minimum disturbance to native species.
5. The use of plant materials endemic (native) to the area is strongly recommended. Plants that are not adaptable to the area because of cultural requirements shall not be used.

E. Acceptable and Unacceptable Plant Species.

1. *Landscape material selection.* The species of required landscape materials shall be selected based on the existing and neighboring vegetative communities, soil types, proposed function of the materials, cold tolerance, existence of utilities or overhead power lines and aesthetics. In addition, landscape materials shall be selected in accordance with the following:

- a. A minimum of 75 percent of the required trees shall be planted on any one site shall be native trees. A list of approved species is provided under paragraph 2. below.
- b. Aside from lawn area, a minimum of 75 percent of the required landscape materials to be planted on any one site shall be drought or moderate drought resistant plantings incorporated into

a low or moderate water use zone. A list of approved plantings to satisfy this requirement is provided under paragraph 2. below.

c. Landscape plans shall be designed to group landscaping materials together into zones according to water use needs as follows:

1. High water use zone.
2. Moderate water use zone.
3. Low water use zone.

Plant materials may be grouped with those associated with the same or higher water use zone.

Inverness 2020 Comprehensive Plan

Included below are supporting Goals, Objectives and Policies in the City of Inverness Comprehensive Plan.

Conservation Element Groundwater

Objective 4.1.3: Institute proper actions to ensure that the quality and the quantity of City groundwater resources are properly protected and conserved.

Policy 4.1.3.1: The City shall continue to implement the high recharge and future well/wellfield location plan in accordance with the future requirements of the regional water supply plan. [163.3177(4)(a)], [163.3191(2)(1)], [163.3167]

Policy 4.1.3.2: The City, in cooperation with FDEP and SWFWMD, shall continue to monitor groundwater quality and levels.

Policy 4.1.3.4: The City shall cooperate with Citrus County to provide protection for all public water supply wells by restricting activities and land uses detrimental to those areas.

Policy 4.1.3.8: The City shall require all new development activity within wellhead protection areas, as determined in the City's 1995 Wellhead Protection Areas Study, to have appropriate stormwater treatment facilities as permitted by SWFWMD.

Policy 4.1.3.9: The city shall protect groundwater and water quality by restricting activities and land uses known to adversely affect the quality and quantity of identified water sources; including natural groundwater recharge areas, wellhead protection areas and groundwater used as a source of public water supply.

Water Conservation

Objective 4.1.4: The City shall continue to implement procedures to promote conservation of potable water to reduce the per capita water usage.

Policy 4.1.4.1: The City shall continue to cooperate with the Southwest Florida Water Management District in the implementation of water conservation programs for both emergency and annual needs.

Policy 4.1.4.2: The city shall require future developments be permitted based on the availability of water resource capacity. These capacities shall be in accordance with the Regional Water Supply Plan.

Infrastructure Element
Potable Water Sub-element

Goal 5.1: Ensure adequate public supply and treatment of potable water to City residents and businesses.

Level of Service Standards

Objective 5.1.1: Establish and protect potable water level of service standards for use in planning capital improvements and reviewing applications for development.

Policy 5.1.1.1: The City shall not issue permits for new development or redevelopment which would result in an increase in demand for deficient facilities unless the necessary facilities are in place and available to serve the development at the time of issuance of a certificate of occupancy or its equivalent.

Policy 5.1.1.2: The following levels of service standards shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

- a. Average design flow - 125 gallons per capita per day.
- b. Storage capacity - minimum reserve of 24 hours water demand.

Treatment Capacity

Objective 5.1.2: Expand the treatment capacity of Inverness commensurate with the growth of the service base.

Policy 5.1.2.1: The City shall develop water treatment capacity to process sufficient quantities of potable water to meet the projected long-range (year 2015) needs of Inverness.

Policy 5.1.2.1: The City shall treat its water supply in accordance with state and federal standards of purity.

Distribution System

Objective 5.1.3: Develop a potable water distribution system plan on the basis of projected water needs to the Year 2015 and the established level of service standards for potable water.

Policy 5.1.3.1: The City shall plan and design a water supply and distribution system to accommodate growth in accordance with population projections in this Comprehensive Plan.

Policy 5.1.3.2: The City shall develop strategies, as needed, to balance fluctuation in water demand, safeguard continuance of supply in case of plant or water main breakdown, and to provide adequate fire flow.

Conservation

Objective 5.1.4: Implement water conservation measures in the City of Inverness.

Policy 5.1.4.1: The City shall enforce SWFWMD water use restrictions during a SWFWMD declared water shortage.

Policy 5.1.4.2: The City will encourage the use of water conserving devices, landscaping with native vegetation, and water reuse.

Policy 5.1.4.3: As part of the Land Development Regulations, the City will restrict the use of hazardous substances in the wellhead protection areas for the City's potable water wells.

Systems Maintenance

Objective 5.1.5: Maintain, repair, and replace water system components on a regularly scheduled basis.

Policy 5.1.5.1: The City shall maintain records and procedures for identifying need repairs, their costs, and subsequent implementation.

Policy 5.1.5.2: The City shall continue to meter all existing and future water customers for billing purposes.

Policy 5.1.5.3: The City shall maintain a rate schedule based upon the cost of providing service and adjust rates and fees periodically to ensure that water revenues are sufficient to finance future expansion, repair, and replacement.

Policy 5.1.5.4: The city shall establish standards and priorities for replacement, correcting existing facilities deficiencies and providing for future facility needs based on need and demand

Systems Expansion

Objective 5.1.6: Coordinate the expansion of, or increase capacity of current facilities to address future needs and goals.

Policy 5.1.6.1: The City shall expand facilities as growth and development demands and as specified by comprehensive plan goals, policies and objectives.

Policy 5.1.6.2: The expansion of water facilities will direct growth within the services boundaries.

7. PLAN TO MEET WATER SUPPLY NEEDS

The foregoing analysis indicates that there will be adequate water supplies in the Water system Service Area through 2025. City implementation of a reclaimed water system has further reduced demand.

A schedule of the City's planned and programmed water supply facilities projects and conservation programs is shown in Table 7, along with the projected funding amounts. Projects and programs identified in the first five years of the schedule are part of the City's Capital Improvements Program (CIP). As new water supply facilities projects are identified and approved by the City, the CIP will be amended to include the projects. Over the Work Plan period, the City will continue to implement water conservation programs and develop water reuse strategies, including expansion of the reclaimed water system.

Water Supply Facilities Projects

The projects listed below have been identified by the City for potential application in the Water System Service Area. Projects, from the SWFWMD Regional Water Supply Plan, have been considered by the City and are not being pursued at this time. Capital improvements projects for potable water infrastructure will be implemented through the City's regular process for annual Capital Improvements Plan updates.

Table 7: Programmed Capital Improvements

Water Plant	Projected FY Expenditure	Project Cost (\$)
Citrus Plant		
Ground Storage Tank Rehab	2013	145,000
Booster Pump Replacement	2017	40,000
581 Plant		
Well #10 Addition	2017	250,000
System		
Water Plant Site Study	2017	75,000

Regional Coordination for Water Supply Planning & Project Development

The City is a participant in the Withlacoochee Region Water Supply Authority (WRWSA). Other participants in WRWSA include the Citrus, Hernando, Marion and Sumter counties and their municipalities. WRWSA is in the process of adopting a 50-year water supply plan that addresses future sources of water such as desalination, surface water and expanded water reuse.

The City recognizes the value of water supply planning and the value of water. The City will continue to cooperate and coordinate with the Southwest Florida Water Management District and the Withlacoochee Region Water Supply Authority to ensure that a sufficient and sustainable supply of potable water is available to meet the needs of the citizens of Inverness.

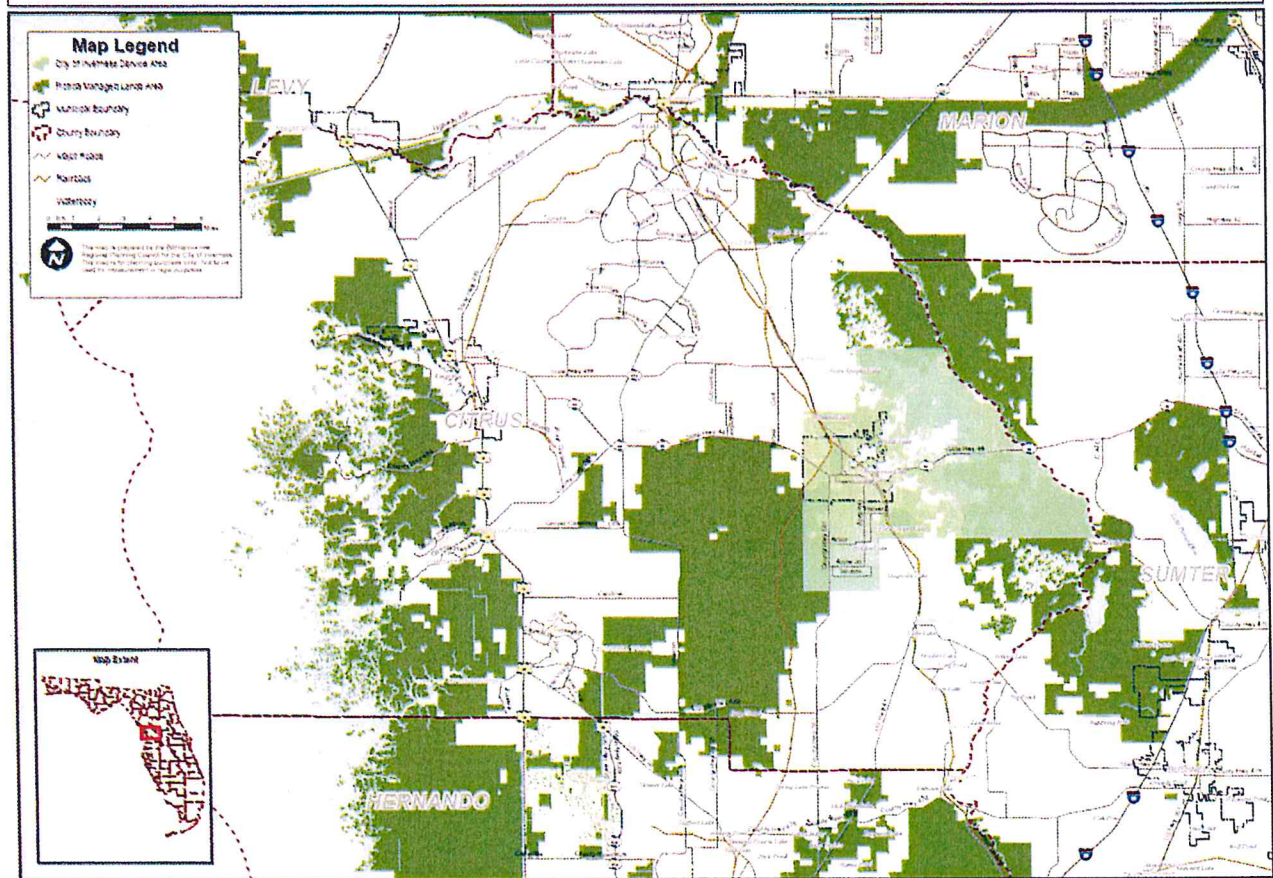
The Work Plan represents the City's plan to meet current water demands and the anticipated growth in demand within the Inverness Utility Service Area through 2025. The Work Plan is an addendum to the Infrastructure Element of the Inverness Comprehensive Plan and meets statutory requirements, as per Chapter 163.3177, Florida Statutes (see Table 8).

Table 8: Compliance with Statutory Requirement

Statutory Requirement	Commentary
Within 18 months after the governing board approves an updated regional water supply plan,	Work Plan is due May 2017
the element must incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan pursuant to s. 373.709(2)(a) or proposed by the local government under s. 373.709(8)(b).	Inverness' work plan incorporates water reuse and conservation rate structures.
If a local government is located within two water management districts, the local government shall adopt its comprehensive plan amendment within 18 months after the later updated regional water supply plan.	N/A
The element must identify such alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the water needs identified in s. 373.709(2)(a) within the local government's jurisdiction	No water needs are identified by SWFWMD in the 2012 - 2025 timeframe.
and include a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including development of alternative water supplies, which are identified in the element as necessary to serve existing and new development.	No water supply facilities are identified as necessary in the 2012 - 2025 timeframe. The City endorses SWFWMD and WRWSA plans.
The work plan shall be updated, at a minimum, every 5 years within 18 months after the governing board of a water management district approves an updated regional water supply plan.	Acknowledged
Local governments, public and private utilities, regional water supply authorities, special districts, and water management districts are encouraged to cooperatively plan for the development of multijurisdictional water supply facilities that are sufficient to meet projected demands for established planning periods, including the development of alternative water sources to supplement traditional sources of groundwater and surface water supplies.	The City will continue to participate with WRWSA and SWFWMD in the development of future plans. The City supports a local sources first approach to water supply.

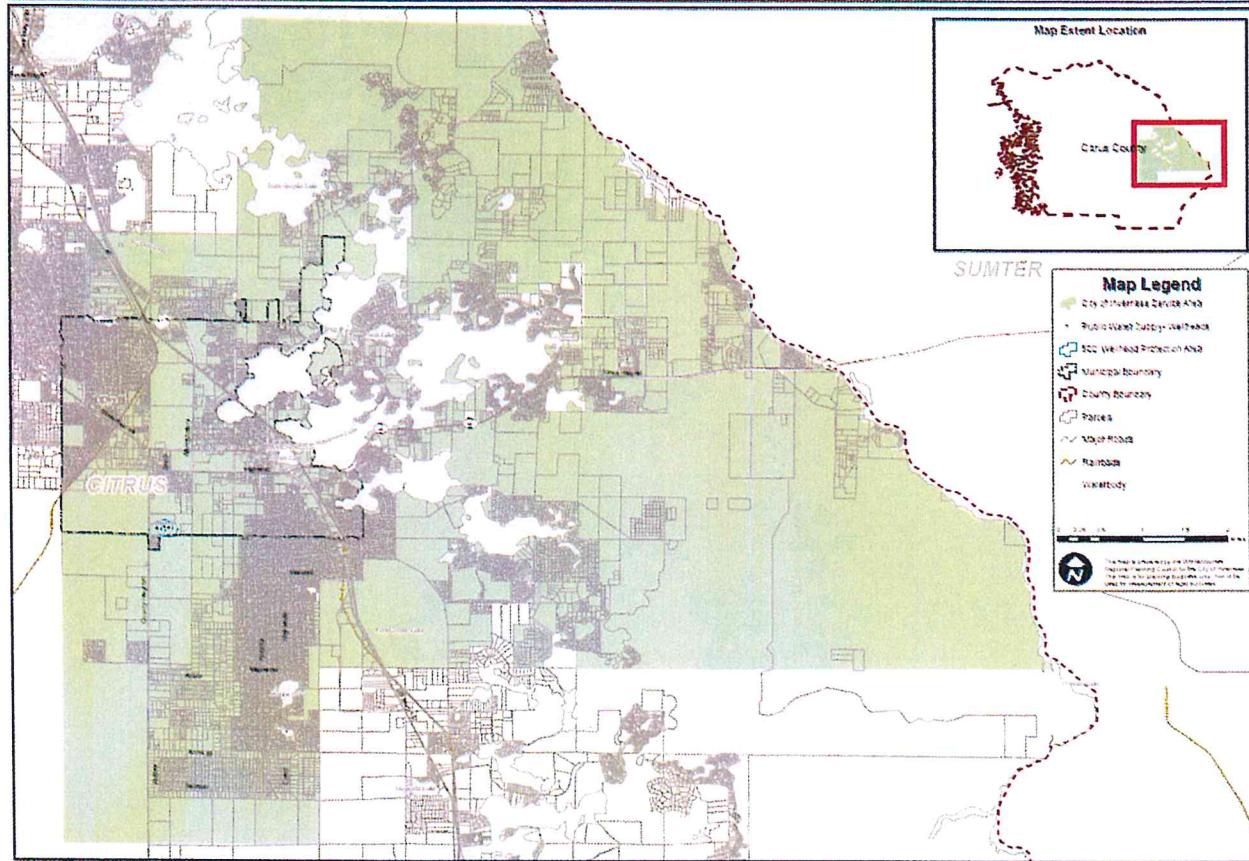
**Statutory Requirement column text is verbatim from Sub-paragraph 163.3177(5)(c)3, Florida Statutes*

MAP 1
CITY OF INVERNESS
Service Area Location Map

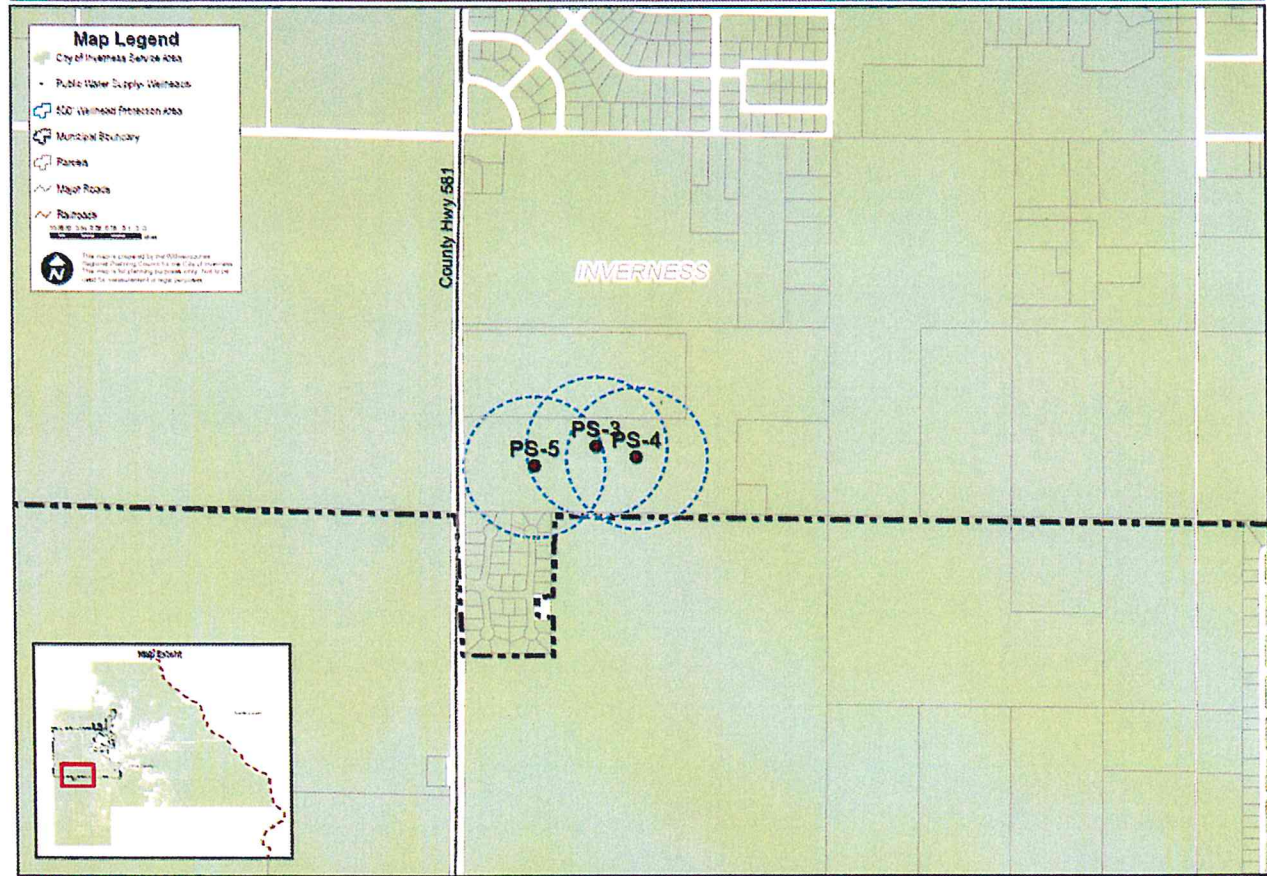


WATER SUPPLY FACILITIES WORK PLAN
 CITY OF INVERNESS

MAP 2
CITY OF INVERNESS
Public Water Supply (WUP 419) Service Area



MAP 3
CITY OF INVERNESS
Wellheads and Well Protection Areas Map



WATER SUPPLY FACILITIES WORK PLAN
 CITY OF INVERNESS

TRANSPORTATION ELEMENT

Goal 6.1: To provide a system for both motorized and non-motorized modes of transportation which serves to maximize public safety, supply convenient access to destination, and maintain adopted levels of service.

Intergovernmental Coordination

Objective 6.1.1: Continue to coordinate with Citrus County, the Hernando/Citrus MPO, and the FDOT to mitigate the projected capacity deficiencies along segments of state and county roadways and evacuation routes.

Policy 6.1.1.1: The City will work with the County and the MPO to establish a transportation coordinating committee. Said committee will focus on various transportation needs in and around the City, with a focus on the mitigation of impacts to all congested roadways.

Policy 6.1.1.2: The City will coordinate appropriate actions with the FDOT and Citrus County when developments being reviewed by the City result in an increase in traffic volume on state and/or county roadways that will reduce the roadway's operating level of service.

Policy 6.1.1.3: The City will continue to coordinate with the FDOT on LOS standards and appropriate technical data relative to state roadways, particularly the SIS, on a yearly basis.

Policy 6.1.1.4: The City will coordinate with the FDOT to improve safety, and limit air and noise pollution attributable to traffic on state owned highways, which pass throughout the Central Business District.

Policy 6.1.1.5: The City will continue to enforce access management provisions in the Inverness Land Development Regulations and coordinate with FDOT on commercial development proposals with impacts on state roads.

Policy 6.1.1.6: The City, in coordination with FDOT, will limit curb cuts along arterial and collector roadways within the City limits as part of the access management program.

Policy 6.1.1.7: The City will cooperate with Citrus County in its fringe areas to ensure that curb cuts are kept to a minimum along arterial and collector roads providing access to commercial property and to enhance the safety of the highways.

Policy 6.1.1.8: The City will continue to meet annually with state and county traffic officials to discuss traffic circulation policies pertaining to mutually concerned traffic flow patterns within and outside the city limits. These meetings will be held at the discretion of FDOT officials.

Policy 6.1.1.9: The City of Inverness hereby incorporates by reference the Hernando/Citrus Long Range Transportation Plan 2040 (LRTP) into this comprehensive plan. The City will continue to coordinate through the MPO to implement the LRTP and to participate in developing updates to the LRTP as an ongoing effort.

Level of Service

Objective 6.1.2: Maintain and update, as necessary, roadway levels of service for review of proposed development orders with respect to concurrency requirements established by this plan and for use in capital improvements programming. Roadway level of service on SR 44 and US 41 within the TCEA will be updated annually, at a minimum.

Policy 6.1.2.1: The City does hereby adopt the following peak hour level of service standards for roadways within the City, with exception of roadways listed in Policy 6.1.2.2. :

- a. Arterial "C"
- b. Minor Arterial "D"
- c. Collector "D"

Policy 6.1.2.2: For the purpose of the issuance of development orders, the City's level of service standard for US 41 North will be LOS E - peak hour, the current operating level of service for this roadway. The City will adopt the peak hour level of service standard LOS "C" for SR 44, a roadway on the Florida Intrastate Highway System (FIHS) and Strategic Intermodal System (SIS).

Policy 6.1.2.3: Once construction has been completed, the City will amend the level of service standard for US 41 North to its original level of service standard of "C" - peak hour peak direction.

Policy 6.1.2.4: The City will coordinate with the County to conduct a traffic count program by 2012 for the purpose of collecting necessary data to formulate an up-to-date data base for City roads.

Policy 6.1.2.5: The City will cooperate with Citrus County and FDOT in providing population, employment, and development information for use in maintaining the County and regional transportation model. The City will utilize model generated traffic projections or historical trend data for updating the Transportation Element, when those projections become available to the City.

Policy 6.1.2.6: The major thoroughfare system shall provide safe and easy access to, from, and between all parts of the City without disrupting neighborhoods.

Policy 6.1.2.7: The City will establish a program for maintaining the existing transportation network.

Policy 6.1.2.8: The City will coordinate traffic signalization improvements with the State of Florida and Citrus County and will abide by state standards for the erection and maintenance of traffic signals. The City will monitor high traffic/accident locations in order to identify existing and potential problem areas. As identified, the following intersections will be monitored:

- a. S. Apopka Avenue and Highland Boulevard
- b. Tompkins Street and N. Line Avenue
- c. Ella Avenue and Tompkins Street and US 41
- d. Highland Boulevard and S. Montgomery Avenue
- e. Highland Boulevard and S. Line Avenue
- f. Tompkins Street and Seminole Avenue

Policy 6.1.2.9: The City will require all new developments to pay their fair share for the improvement or construction of needed transportation facilities to maintain the adopted level of service standards. Fair share payments which may be collected shall be consistent with the adopted Proportionate Fair Share ordinance.

Policy 6.1.2.10: All private roads will be constructed in accordance with the same standards applied to City maintained roads.

Policy 6.1.2.11: The City will issue development orders only upon certification that required transportation facilities are available to serve the proposed development at the adopted level of service standard, or are scheduled to be in place or under actual construction not more than three years after issuance of the building permit or development order or its equivalent as recognized in the adopted Inverness Five Year Capital Improvements Plan, Citrus County Capital Improvements Plan, or the first three years of the adopted FDOT Five Year Work Program.

Policy 6.1.2.12: The City supports the creation of business incentive programs that reduce or waive proportionate fair share and concurrency requirements for significant economic development projects.

Functional Classification of Roadways

Objective 6.1.3: Maintain roadway functional classification system according to Florida Department of Transportation standards and policies.

Policy 6.1.3.1: Street improvements will be designed to provide sufficient carrying capacity to accommodate projected development as indicated in the Future Land Use Map.

Policy 6.1.3.2: Residential streets will be designed to provide access to local properties and not to carry through traffic into residential areas.

Policy 6.1.3.3: The City will continue to utilize a formal ranking procedure to prioritize both the needed roadway improvement projects and the expenditure of revenues.

Policy 6.1.3.4: The City will, in coordination with Citrus County and FDOT, require all new development to provide and dedicate additional rights-of-way along existing roadways in which the present right-of-way is insufficient to maintain the adopted level of service standards for projected future needs.

Policy 6.1.3.5: By the end of the planning period, the City will adopt a Master Roadway Network Map delineating the necessary rights-of-way required for the roadways for the next 20 years consistent with the MPO's long range plans.

Multi-modal Transportation

Objective 6.1.4: Incorporate features for non-motorized modes and public transit in roadway design in an effort to reduce single occupant vehicle trips, provide for mode choice to the transportation system users and maintain accepted air quality standards.

Policy 6.1.4.1: The City will update the existing bicycle/pedestrian plan by the end of the planning period.

Policy 6.1.4.2: The City will continue to budget \$25,000 annually for new sidewalks. Left over money will be allowed to roll over into the subsequent year to fund larger projects.

Policy 6.1.4.3: The Inverness Land Development Regulations will continue to require new residential and commercial developments to provide and dedicate pedestrian ways.

Policy 6.1.4.4: The City will continue to implement the Inverness Land Development Regulations requiring new development located within a one mile radius from a school facility to provide pedestrian and bikeway facilities to be incorporated into the planning, design, and construction of the development.

Policy 6.1.4.5: The City will incorporate bikeways in the design of roadway improvements and mark designated bicycle routes which will provide citizens access to shopping, employment, education, and recreational centers.

Policy 6.1.4.6: All pedestrian ways constructed within the City will be accessible to handicapped persons.

Policy 6.1.4.7: The City will continue to enforce regulations in the Inverness Land Development Regulations to provide needed motorized and non-motorized vehicle parking in the City.

Policy 6.1.4.8: The City will coordinate with the Florida Department of Transportation (FDOT), the Hernando/Citrus County MPO and Citrus County on implementing changes for state trail improvements and provide for bicycle/pedestrian facilities on county and/or state roadways throughout the City.

Policy 6.1.4.9: The City will coordinate with the Florida Department of Transportation officials to adopt safe standard bikeway regulations and to ensure continuity of adjoining pathways throughout the City.

Policy 6.1.4.10: The City will require that commercial and other private developments and or redevelopments that provide parking for 250 vehicles or more shall provide appropriate transit amenities (stops). The City will require that residential developments with greater than 200 units provide appropriate transit amenities. Land development regulations will be adopted detailing the type, location and timing for construction of such transit amenities.

Policy 6.1.4.11: The City currently has no direct rail access but will coordinate with the Florida Department of Transportation (FDOT), the Citrus/Hernando County MPO, and Citrus County on implementing changes to improve connectivity to railroad infrastructure and coordinate rail improvements.

Policy 6.1.4.12 The City of Inverness supports the Complete Streets Guiding Principles as a means to facilitate the development of Complete Streets in Inverness. The City of Inverness will work in cooperation with the Hernando-Citrus County Metropolitan Planning Organization (MPO), Tampa Bay Area Regional Transportation Authority (TBARTA), the Florida Department of Transportation (FDOT) and bicycling and pedestrian organizations to assist in developing, implementing and funding complete streets.

Policy 6.1.4.13 The City of Inverness is the primary hub for the Withlacoochee State Trail which is an integral part of the local transportation network. Therefore, as a part of planning for and implementing a alternative transportation system, the City will pursue designation as a Bicycle Friendly Community.

Right-of-Way Preservation

Objective 6.1.5: Continue to implement measures to preserve rights-of-way for capacity expansion. Policies 6.1.3.4 and 6.1.3.5 address right-of-way acquisition.

Policy 6.1.5.1: The City will prohibit non-governmental signage and off-site signage from existing and future rights-of-way.

Policy 6.1.5.2: The Inverness Land Development Regulations will continue to provide setback requirements to protect future rights-of-way from building encroachment.

Aesthetic Features

Objective 6.1.6: Evaluate all roadway improvement projects for aesthetic benefits.

Policy 6.1.6.1: The Inverness Land Development Regulations will continue to require parking lots to be functionally landscaped to provide maximum shading, beauty, and stormwater retention.

Policy 6.1.6.2: Roadway improvements that incorporate medians or parkways in their design will landscape these features to enhance the roadways aesthetic visibility.

Policy 6.1.6.3: Bicycle/pedestrian facilities should include aesthetic features for shade, comfort, and attractiveness for non-motorized transportation.

Transportation Concurrency Exception Area (TCEA)

Objective 6.1.7: The City of Inverness will maintain a Transportation Concurrency Exception Area (TCEA) within the geographic area depicted on Map 6-1, for the purpose of promoting redevelopment within the downtown area consistent with Policy 6.1.7.1 and the Future Land Use Element.

Policy 6.1.7.1: The City will promote urban development/redevelopment where infill opportunities exist within the Transportation Concurrency Exception Area.

Policy 6.1.7.2: The City will coordinate with appropriate public and private agencies to initiate strategies to decrease automobile travel on, or encourage the efficient use of SR 44, a Strategic Intermodal System (SIS) roadway.

Policy 6.1.7.3: The City will coordinate development and redevelopment activities within the TCEA to decrease automobile travel on SR 44 and encourage the use of parallel facilities Highland Boulevard and Tompkins Street.

Policy 6.1.7.4: The City will coordinate development and redevelopment activities within the TCEA to provide for additional connectivity within the TCEA. New subdivisions within the TCEA will be required to provide for connectivity to adjacent parcels, where practicable, and commercial or office development will be required to include cross access easements, as detailed in Policy 6.1.7.22.

Policy 6.1.7.5: Through the committee established in Policy 6.1.1.1, the City will coordinate with Citrus County, the MPO and FDOT to give the highest priority for funding to capacity improvement projects relieving congested roadways within the TCEA.

Policy 6.1.7.6: Through the committee established in Policy 6.1.1.1, the City will use impact fees and proportionate share payments within the TCEA to provide additional capacity and mobility throughout the TCEA.

Policy 6.1.7.7: The City will mitigate the impact of the TCEA on SR 44 in the short term by providing directional signage and encouraging the use of parallel, under-utilized facilities such as Highland Boulevard and Tompkins Street through the Central Business District, and investing in infrastructure for bicyclists and pedestrians in this area. These improvements have been funded and are included in the Capital Improvements Program.

Policy 6.1.7.8: The City will pursue, as a long term strategy, the extension of CR 581 north to US 41N and the CR 581 to US 41S connector south of the City as a reliever facility to US 41 which runs in conjunction with SR 44 through the TCEA. The City shall work with the County and the FDOT to identify and program funding for this improvement.

Policy 6.1.7.9: The City will coordinate with the County on any potential to re-designate this new bypass facility as US 41.

Policy 6.1.7.10: The City will continue to develop the “Share the Road” program to construct additional bicycle facilities in the TCEA to accommodate and encourage the use of bicycles as transportation within the urban area.

Policy 6.1.7.11: The City will encourage high density, mixed-use developments at appropriate locations within the TCEA to encourage alternative modes of transportation.

Policy 6.1.7.12: The City will continue constructing or requiring new sidewalks and other pedestrian facilities throughout the TCEA to encourage more pedestrian trips.

Policy 6.1.7.13: The City will adopt land development regulations for the TCEA requiring new developments and redevelopments to adhere to stricter access management requirements such as requirements for cross access easements and shared driveways on SR 44 and Highland Boulevard. These access management restrictions will be enforced to preserve capacity and functionality of roadways.

Policy 6.1.7.14: Signage will be developed to direct local traffic to the County Government Offices and the new parking facilities on Martin Luther King Boulevard via Tompkins Street.

Policy 6.1.7.15: Concurrency exceptions will be granted within the TCEA for development and redevelopment meeting the requirements of Policy 1.2.5.2 in the Future Land Use Element. The City will amend its Land Development regulations to include policies for granting and tracking these exceptions within the Concurrency Management System.

Policy 6.1.7.16: The City will evaluate the effectiveness of the Transportation Concurrency Exception Area annually by monitoring the following performance measures:

- (1) Level of development/redevelopment activity within the urban redevelopment and downtown revitalization areas;
- (2) Evaluate programs which promote pedestrian and non-automotive travel in the TCEA including improvements to pedestrian and bicycle infrastructure.
- (3) Evaluate programs such as van pooling and ride sharing that promote alternative commuting and reduce vehicle trips within the TCEA. Initially, and until such programs may be established this report will indicate any potential for such programs, such as with the Hospital or School Board, that the City has initiated discussions on. If such programs are established the number of participants in each program will be reported.
- (4) Level of service on parallel facilities, initially to include Tompkins Street and Highland Boulevard. If warranted, additional studies documenting the capacity of these facilities, such as speed studies, may be conducted.
- (5) Types and location of mitigation projects occurring within the TCEA.

Policy 6.1.7.17: Through the committee established in Policy 6.1.1.1 of this element and in Policy 7.1.1.4 of the Intergovernmental Coordination Element, the City will coordinate with the Citrus County transit staff to identify short term and long term transit needs within the City limits.

Policy 6.1.7.18: The City will coordinate with the County on the establishment of the proposed fixed route transit service between Crystal River and Inverness as shown in Map 6-3. The City will work with the County on the location of stops within the TCEA. Timing for construction of stops will be coordinated through the transportation coordinating committee established in Policy 6.1.1.1.

Policy 6.1.7.19: Within the TCEA, the City will require that commercial and other private developments and or redevelopments that provide parking for 150 vehicles or more shall provide appropriate transit amenities (stops). Land development regulations will be adopted detailing the type, location and timing for construction of such transit amenities.

Policy 6.1.7.20: In lieu of providing roadway widening improvements, developers granted concurrency exceptions within the TCEA will be required to provide mitigation by funding one or more of the following:

- Intersection improvements

- Projects that improve the pedestrian and bicycling environment
- Development of van pooling or ride sharing programs
- Construction of transit stops, or provision of transit passes for employees, when Citrus County's fixed route transit service becomes available
- Construction of needed streetscape enhancements, such as but not limited to, street trees, benches, or bicycle parking

Policy 6.1.7.21: The City will require that development within the TCEA will be required to mitigate their impacts to SR 44 by providing proportionate share payments for such impacts for the extension of CR 581.

Policy 6.1.7.22: The City will require that development within the TCEA will be required to implement any needed access management improvements, such as closure or realignment of driveways, shared access, or construction of cross access easements, particularly on SR 44 or US 41.

Policy 6.1.7.23: The City will require that development within the TCEA mitigate their impacts to County Roads, including but not limited to CR 581 and Independence Highway by providing funding for improvements to impacted County Roads.

Policy 6.1.7.24: On an annual basis, the City will, in cooperation with FDOT, monitor traffic conditions and levels of service (LOS) on SR 44, a Strategic Intermodal System (SIS) roadway, and other important roadways within the TCEA. The TCEA Monitoring Program will be developed within one year of the TCEA adoption, and will consist of performance measures oriented to determining traffic impacts, provision of pedestrian/bicycle facilities intersection LOS, and the application of various access management strategies completed in conjunction with development and redevelopment occurring in the TCEA by employers and various stakeholders. The analysis of the TCEA performance measures will be provided in an annual TCEA Monitoring Report. A detailed traffic analysis will be conducted every five years in coincidence with the TCEA Monitoring Report to provide information to the City and FDOT to assist in evaluation the effectiveness of the mitigation strategies. Parallel facilities will be monitored in particular to ensure adequate capacity is provided on these east-west facilities.

Objective 6.2: Coordinate with the FDOT and Citrus County to ensure a mechanism exists to address any issues related to the Inverness airport.

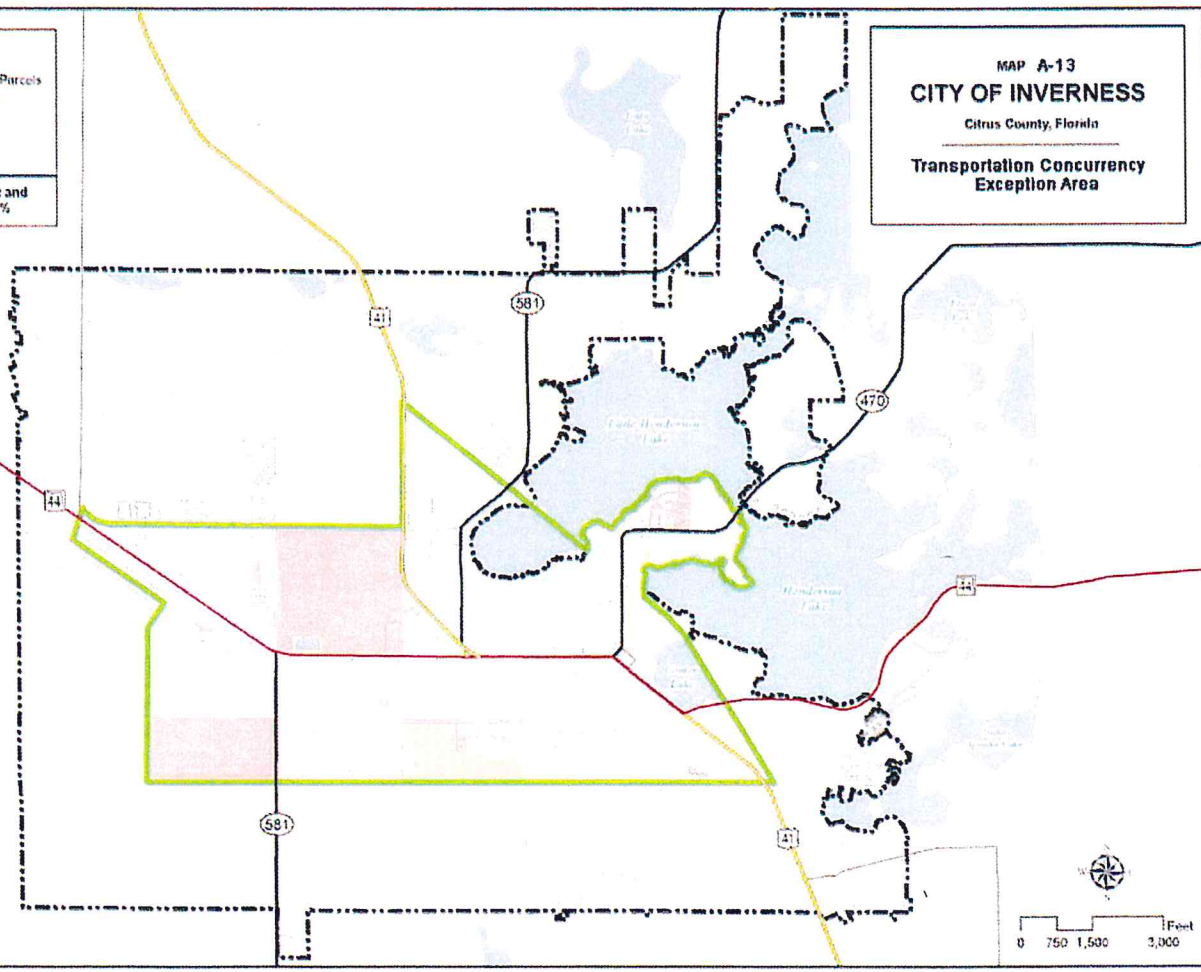
Policy 6.2.1: Through the committee established in Policy 6.1.1.1 of this element and in Policy 7.1.1.4 of the Intergovernmental Coordination Element, the City will coordinate with Citrus County staff to identify short term and long term needs within the City limits for Inverness airport coordination.

Legend

- Vacant and Developable Parcels
- Non-developable Parcels
- TCEANet
- City Boundary w/ Annex

Note: Percentage of Vacant and Developable Parcels = 8.98%

MAP A-13
CITY OF INVERNESS
 Citrus County, Florida
Transportation Concurrency Exception Area



Sources:
 - Base Data: Citrus County Property Appraiser, 2006/2007 (i.e. parcels, ROW, hydrology)
 File: map_b_1_prcs_vacdevelopable_20072411.mxd
 Date: 4-11-2007

NOTE: Parcel data shown is by "ownership" and is not "lot" specific.

Prepared for the Williston Area Regional Planning Council, 1241 SW 10th Street, Ocala, FL 34474

DISCLAIMER: This map and/or digital data is for planning purposes only and should not be used to determine the precise location of any feature. The Williston Area Regional Planning Council provides no warranty for the accuracy or availability of the data.

DISCLAIMER: The Citrus County Property Appraiser makes no representation as to the compatibility of these files. Data stored on electronic media can deteriorate or be deleted or be modified without the Citrus County Property Appraiser's review or consent. You will be solely responsible for any adaptation, alteration or other change to the file during its use by you or by any other party, which obtains it from you. You shall also have full responsibility for the completeness, correctness and availability of this data.

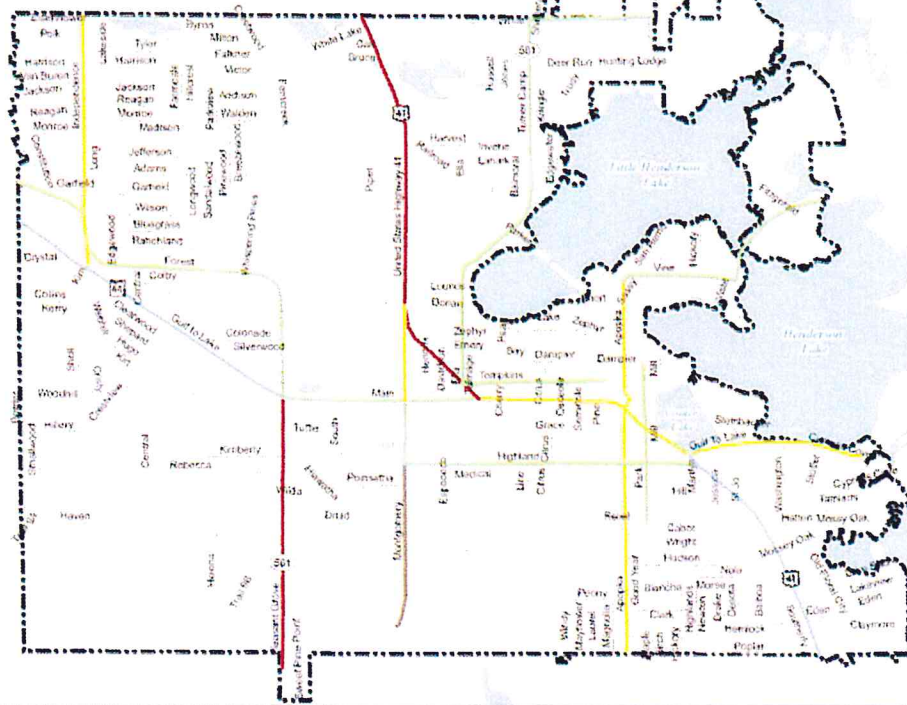
2020 Level of Service

B
C

D
F
No Count

City Boundary

MAP A-9
CITY OF INVERNESS
Citrus County, Florida
**2020 Level of Service
Roadway Map**

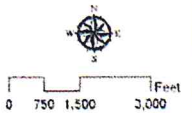
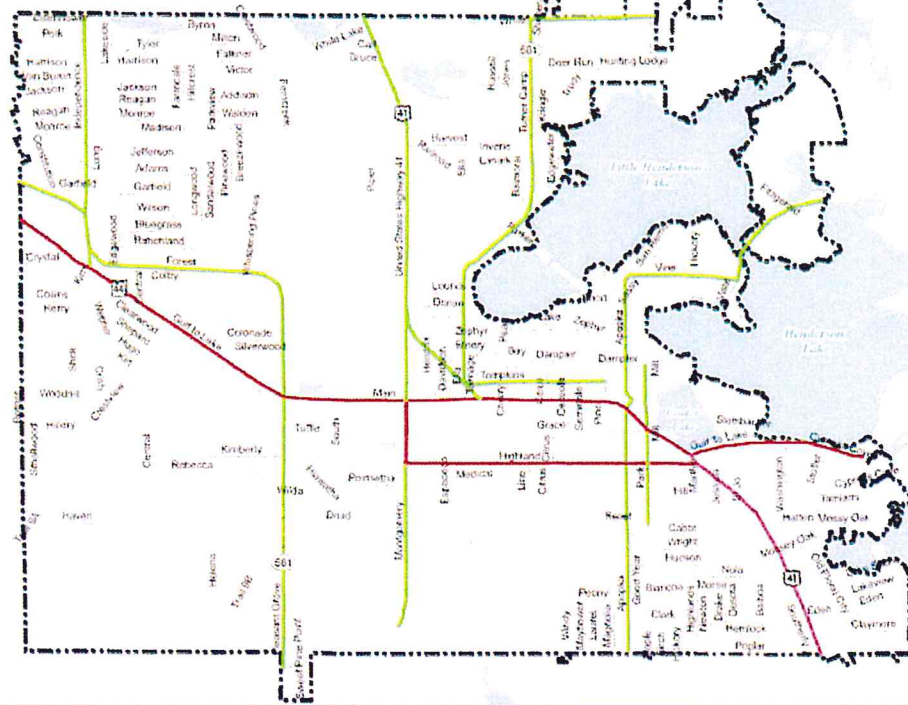


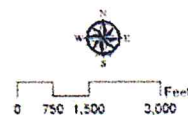
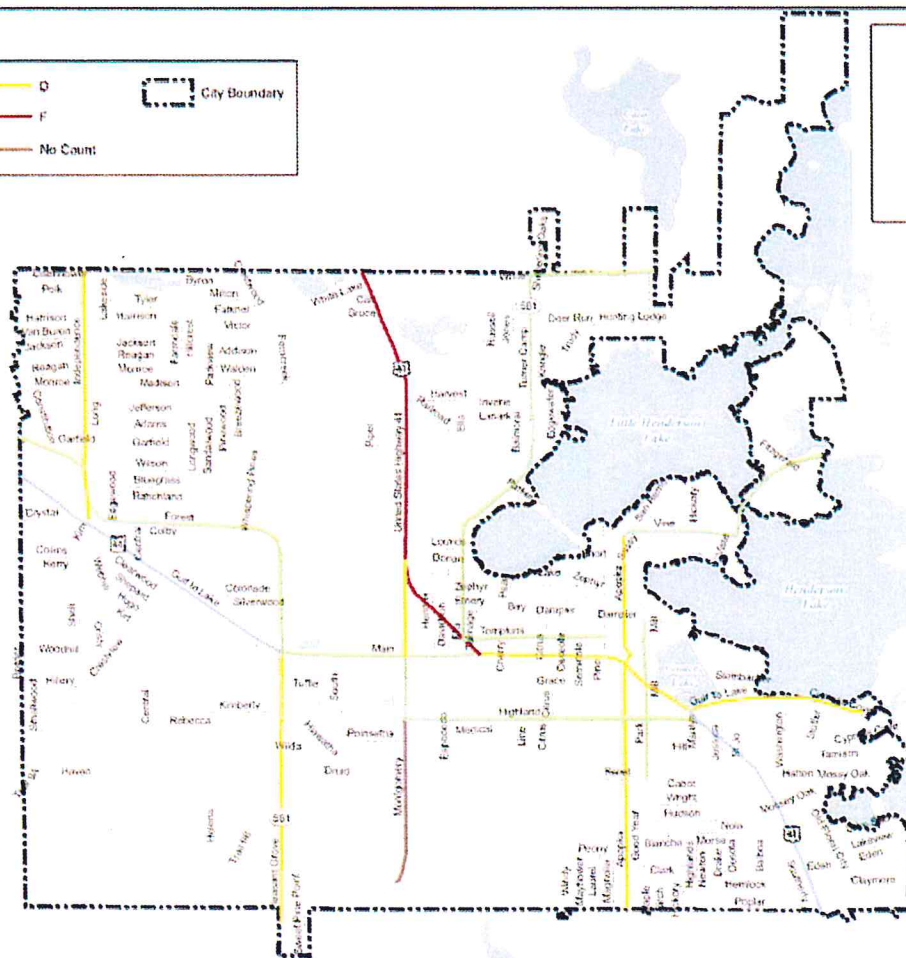
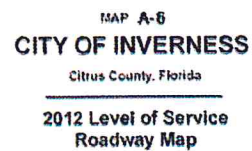
2020 Number of Lanes



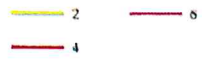
City Boundary

MAP A-8
CITY OF INVERNESS
Citrus County, Florida
2020 Number of Lanes
Roadway Map



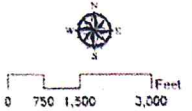
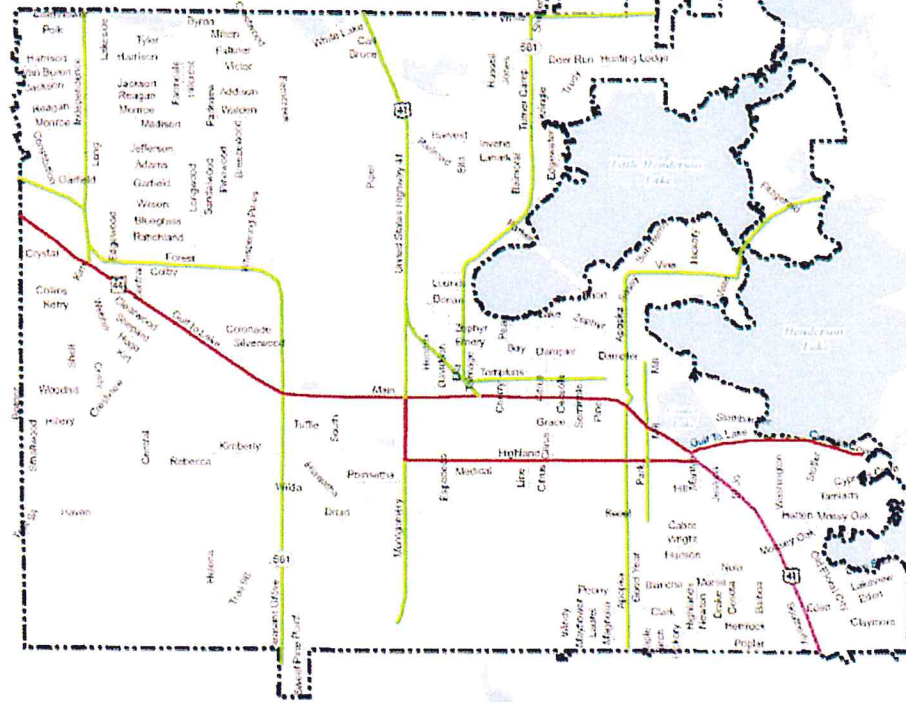


2012 Number of Lanes



City Boundary

MAP A-5
CITY OF INVERNESS
Citrus County, Florida
2012 Number of Lanes
Roadway Map



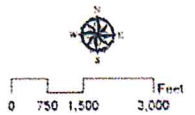
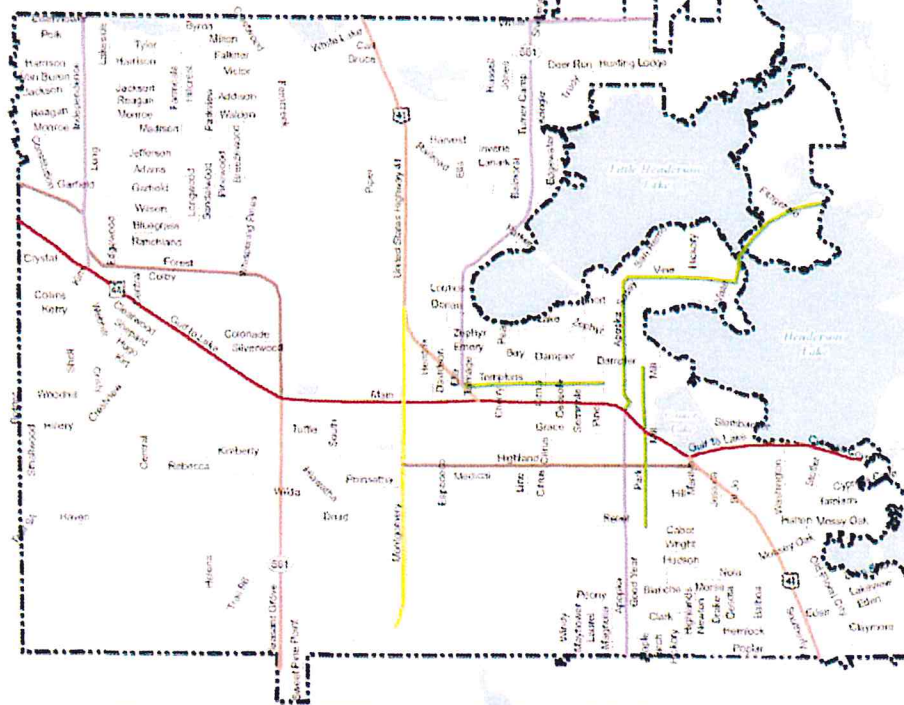
2012 Functional Classification

- Principal Arterial
- Minor Arterial
- Collector
- Major Collector
- Minor Collector
- Local / Other



City Boundary

MAP A-4 CITY OF INVERNESS Citrus County, Florida 2012 Functional Classification Roadway Map



Existing Level of Service

B
C
D
No Count

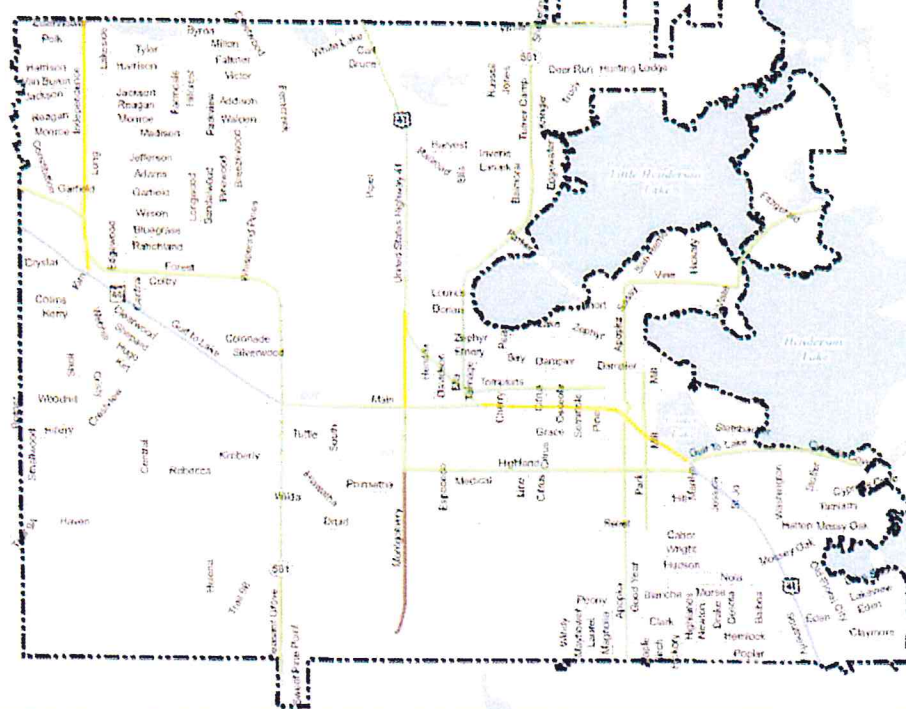
City Boundary

MAP A-3

CITY OF INVERNESS

Citrus County, Florida

Existing Level of Service
Roadway Map

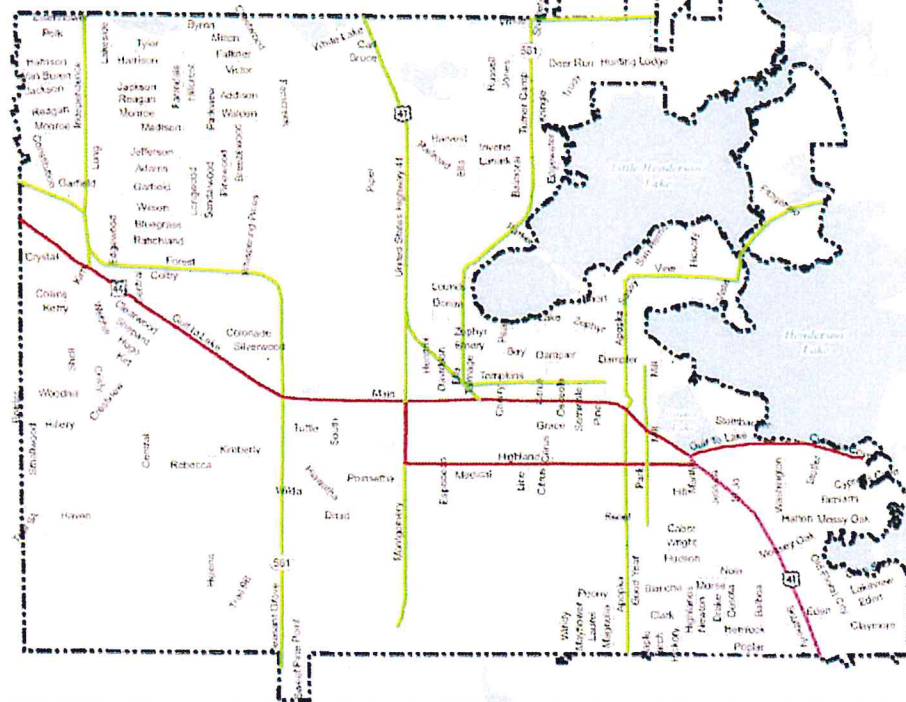


Existing Number of Lanes



City Boundary

MAP A-2
CITY OF INVERNESS
Citrus County, Florida
Existing Number of Lanes
Roadway Map



0 750 1,500 3,000 Feet

Existing Functional Classification

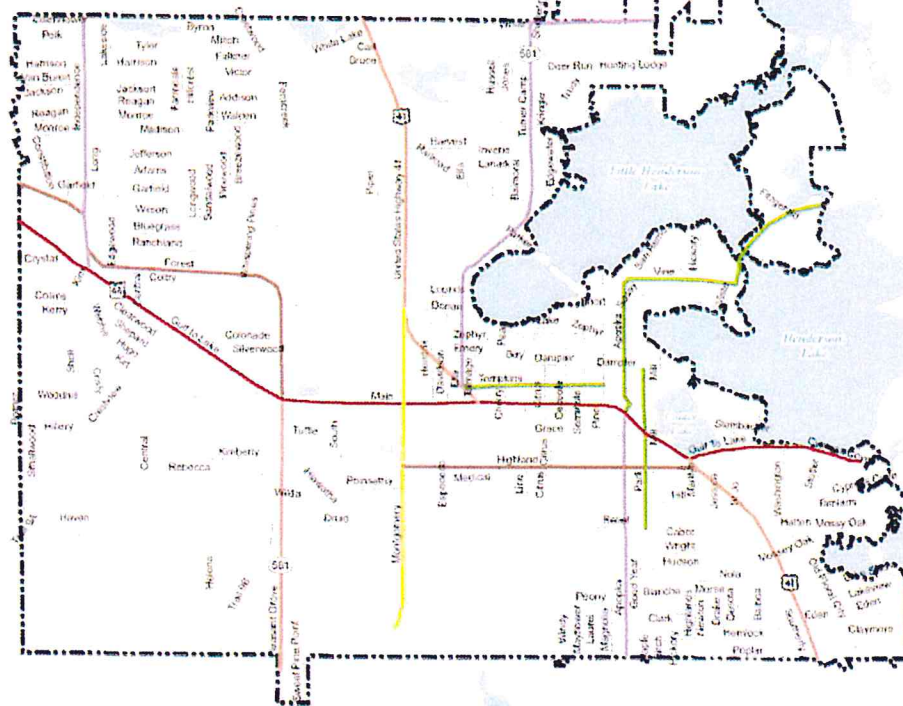
- Principal Arterial
- Minor Arterial
- Collector
- Major Collector
- Minor Collector
- Local / Other

City Boundary

**MAP A-1
CITY OF INVERNESS**

Citrus County, Florida

**Existing Functional Classification
Roadway Map**



0 750 1,500 3,000 Feet

INTERGOVERNMENTAL COORDINATION ELEMENT

Goal 7.1: To establish viable mechanisms and processes among the various levels of governmental, private, and public entities to ensure awareness and coordination of all development activities and provide effective and efficient utilization of all available resources to ultimately enhance the quality of life for present and future populations.

Objective 7.1.1: Initiate formal mechanisms, processes, and agreements which establish specific intergovernmental activities to occur on a systematic basis.

Policy 7.1.1.1: The City shall coordinate the Comprehensive Plan with the Citrus County School Board Five-Year Facilities Plan through the adoption of an interlocal Agreement and adoption of a public school facilities element in accordance with the requirement of Chapter 163, Part II and Chapter 1013, Florida Statutes.

Policy 7.1.1.2: Upon receipt of a written notice from the School Board informing the City of the acquisition or leasing of property to be used for new public educational facilities, the City shall notify the School Board within 45 days as to the consistency of the site with the Comprehensive Plan.

Policy 7.1.1.3: The City, in coordination with Citrus County and FDOT, shall establish consistent level of service standards to maintain state and county roadways.

Policy 7.1.1.4: The City shall coordinate traffic count inventory and analysis with the FDOT and Citrus County.

Policy 7.1.1.5: The City will work with the County and the Hernando/Citrus MPO to focus on various transportation needs in and around the City, with a focus on the mitigation of impacts to all congested roads.

Policy 7.1.1.6: The City shall solicit recommendations for various quasi-public and private organizations such as the Citrus County Builders Association, Downtown Redevelopment Commission, Citrus County Historical Society, and the Chamber of Commerce to assist in identification of areas to be preserved for historical purposes and areas to be recommended for future revitalization community-type actions.

Policy 7.1.1.7: The City and Citrus County shall coordinate to ensure verification of adequate provision of wastewater treatment in all utility service areas prior to issuance of local development orders.

Policy 7.1.1.8: The City shall coordinate with Florida Department of Environmental Protection Division of Recreation and Parks for assistance in identifying funding sources for parkland and open space area acquisition, management, and development.

Policy 7.1.1.9: The City shall engage in efforts with Citrus County and the Citrus County School Board for provisions of capital improvements funding to assist in procurement operations and maintenance of parks and recreational facilities.

Policy 7.1.1.10: The City shall coordinate with Citrus County for the timing, location, and capacity of public facilities to ensure that required services will be available when needed and are economically feasible.

Policy 7.1.1.11: The City shall provide procedures to identify and implement joint planning areas for the purpose of annexation, municipal incorporation and joint infrastructure service areas.

Policy 7.1.1.12: The City shall review the relationship of proposed development of the subject areas to the existing comprehensive plans of adjacent local governments.

Policy 7.1.1.13: The City shall participate in a coordinated management of bays, estuaries and harbors that fall under the jurisdiction of more than one local government.

Policy 7.1.1.14: The City shall review development proposed in the comprehensive plan including the relationship of the proposed development to the existing comprehensive plans of adjacent governments.

Policy 7.1.1.15: The City shall review and recognize campus master plans prepared pursuant to Section 240.155, F.S., and provide procedures for the coordination of the provisions of the campus master plan development agreement.

Objective 7.1.2: Establish a process for intergovernmental coordination among the local government and other affected agencies on a regular basis regarding the provision of services as consistent with the comprehensive plan.

Policy 7.1.2.1: The City will ensure that all land use planning and related development activities within the fringe areas are coordinated with the Citrus County Comprehensive Plan and other entities with quasi-jurisdictional authority and/or service facility provision responsibility.

Policy 7.1.2.2: The City Council shall be responsible for ensuring an effective intergovernmental coordination program for the City of Inverness.

Policy 7.1.2.3: The City shall utilize the dispute resolution process provided by the Tampa Bay Regional Planning Council for resolving conflicts with other governments when applicable.

Policy 7.1.2.4: Prior to annexation of any parcel(s) of land, the City shall ensure that the intended action is consistent with the adopted plans of all affected local governments.

Policy 7.1.2.5: The City shall be instrumental in the organization of annual meetings with local government agencies to discuss intergovernmental issues beneficial to the residents of Citrus County.

Policy 7.1.2.6: The City supports inter-local agreements as a tool for better land use planning around the airport.

Objective 7.1.3: The City shall ensure the coordination and mitigation the impacts of development with adjacent municipalities, the county, region and state.

Policy 7.1.3.1: The City shall coordinate planning activities as mandated by various elements of the comprehensive plan with other local governments, school boards, other units of local government providing services but not having regulatory authority over the use of land, the region and the state.

Policy 7.1.3.2: Should the need arise; the City shall resolve conflicts with other local governments through the regional planning council's mediation process.

Objective 7.1.4: The City shall ensure the coordination in establishing levels of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities.

Policy 7.1.4.1: The City shall provide the coordination and availability of services and information regarding intergovernmental operations.

Policy 7.1.4.2: The City shall establish joint processes for collaborative planning and decision making with other units of local governments providing facilities and services but not having regulatory authority over the use of land on population projections and the location and extension of public facilities subject to concurrency.

Policy 7.1.4.3: The City shall establish joint processes for the siting of facilities with county wide significance, including locally unwanted land uses, such as solid waste disposal facilities.

Objective 7.1.5: The City shall ensure the coordination with the county in the designation of new dredge spoil sites as needed.

Policy 7.1.5.1: The City shall coordinate any project involving the navigation and inlet districts with other appropriate state and federal agencies and the public in providing for or identifying dredge spoil disposal sites for the counties and municipalities in the coastal area with spoil dredge responsibilities.

Policy 7.1.5.2: The City shall seek resolution of conflicts between a coastal local government and a public agency seeking a dredge spoil disposal site through the coastal resources interagency management committee's dispute resolution process.

Objective 7.1.6: The City shall adopt an interlocal agreement within one year of adoption of the amended interlocal coordination element, pursuant to the requirements of Section 163.3177(6)(h) 2., F.S.

Policy 7.1.6.1: The City shall maintain inventory and update interlocal agreements as required in Florida Law.

Objective 7.1.7: The City shall enter inter-local coordination between all affected local governments and School Board as specified in Section 163.3180(13)(f), F.S. for the purpose of establishing concurrency requirements for public school facilities.

Policy 7.1.7.1: The City shall establish joint processes for collaborative planning and decision making with the school board on population projections and the siting of public school facilities.

Policy 7.1.7.2: If imposed by local option, the City shall adopt an interlocal agreement for school concurrency as specified in Section 163.3180(13)(g), F.S.

CAPITAL IMPROVEMENTS ELEMENT

Goal 8.1: To provide for timely and efficient provision of adequate public facilities that uphold quality of life through the use of sound growth management and fiscal policies

Level of Service

Objective 8.1.1: Maintain adopted LOS standards, as defined in the individual comprehensive plan elements, and meet existing and future needs by coordinating land use decisions with the five year improvement schedule provided by the Capital Improvements Element (CIE).

Policy 8.1.1.1: The City Council shall adopt an adequate facilities ordinance to ensure that at the time the development order is issued adequate facility capacity is available or will be available when needed to serve the development or as otherwise provided for in State law.

Policy 8.1.1.3: The City of Inverness shall construct a financially realistic Capital Improvements Plan which may include prospective, grant funded projects.

Policy 8.1.1.4: The following levels of service are hereby adopted and shall be maintained for existing or previously permitted development and for new development or redevelopment in the City or the City utility service area.

Traffic Circulation:	Level of Service
Arterial Level of Service	"C" at peak hour
Minor Arterial	"D" at peak hour
Collector Level of Service	"D" at peak hour
U.S. 41 North	"E" at peak hour*
SR 44	"C" at peak hour*

* Refer to policies 6.1.2.2 and 6.1.2.3 in the Transportation Element.

Recreation and Open Space:

Population Guidelines for User-Oriented Outdoor Recreation Activities

Activity	Resource* Facility	Population Served
Golf	9-hole golf course	25,000
Golf	18-hole golf course	50,000
Tennis	Tennis court	2,000
Baseball/softball	Baseball/softball field	3,000
Football/soccer	Football/soccer field	4,000
Handball/racquetball	Handball/racquetball court	10,000
Basketball	Basketball court	5,000
Swimming (Pool)	Swimming (Pool)*	8,700
Shuffleboard	Shuffleboard court	1,000

* Based on a standard community swimming pool measuring 81 ft x 60 ft (4,860 ft).

Size and Population Guidelines for User Oriented Park Sites:

District Park:	5 acres per 1,000 population and a minimum park size of 00 acres
Vest Pocket /Tot Lot Park	0.5 acres per 1,000 population
Sanitary Sewer	75 gallons per capita per day (average flow) 125 gallons per capita per day (peak flow)
Solid Waste	Class I waste 3.50 pounds per capita per day
Drainage	
Residential (single family)	First 1" of rainfall runoff;
Subdivisions, commercial, industrial developments	25 year-24 hour duration storm event
Developments located in a closed basin	100 year frequency storm event
Potable Water:	125 gallons per capita per day 24 hours reserve storage capacity

Policy 8.1.1.5 The City shall implement a methodology to monitor and track approved de minimis impacts on the roadway network within its jurisdiction. All de minimis impacts (an impact that would not affect more than one percent of the maximum volume at the adopted Level of Service of the affected transportation facility) shall be compiled into an annual report and submitted to the state land planning agency with the annual Capital Improvements Element update.

Capital Improvements Prioritization

Objective 8.1.2: Prioritization of capital improvement projects in a manner that achieves and maintains adopted LOS standards while protecting the City's investment in existing public facilities.

Policy 8.1.2.1: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a. whether the project is needed to protect the public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
- b. whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-fill development; and,
- c. whether the project represents a logical extension of facilities and services from the City to the urban fringe, or is compatible with the plans of the state agencies or the Southwest Florida Water Management District.

Policy 8.1.2.2: Proposed capital improvement projects shall support the goals, objectives and policies of this comprehensive plan.

Budgetary Procedure

Objective 8.1.3: The Capital Improvement Element shall be updated annually to reflect existing and projected capital needs in accordance with the adopted level of service standards, for the purpose of assessing the costs of those needs against projected revenues and expenditures.

Policy 8.1.3.1: The City shall set debt limits and related debt capacity as follows:

- a. Revenue bonds debt will not exceed 12 percent of total new debt with debt capacity determined by available resources as defined in Policy 8.1.3.2.
- b. Special assessment debt will not exceed the total of 100 percent of special assessment revenue plus 10 percent of all other available non-ad valorem revenue source with debt capacity determined by available resources as defined in Policy 8.1.3.3.

Policy 8.1.3.2: Available resources for enterprise funds are to be calculated as net income less existing debt service principal payments plus any new service or special assessment revenue to be generated by the project financial through the anticipated debt proceeds.

Policy 8.1.3.3: Available resources for the general and special revenue funds would be calculated as the excess of revenue over expenditures and other uses plus any new revenue or special assessment collections generated by the project financed through the anticipated debt proceeds.

Policy 8.1.3.4: The City shall reserve Enterprise Fund surpluses for planned capital expenditures.

Policy 8.1.3.5: Efforts shall be made to secure grants or private funds whenever available to finance the provisions of capital improvements.

Policy 8.1.3.6: All new development, which has a direct or indirect impact on roads, schools, parks, potable water, sewer, sanitation, drainage, fire, or emergency medical services, shall continue to be subject to impact fees collected and administered by the City. Monies collected as impact fees shall be spent to benefit the district.

Policy 8.1.3.7: The City shall assess its impact fee ordinances to assure that new development pays its pro rata share of the costs required to finance capital improvements necessitated by such development.

Policy 8.1.3.8: Grants that are not under the control of the City during the annual update of this Element shall be considered “planned funds” and utilized in the five (5) year schedule of capital improvements.

Policy 8.1.3.9: Before the annual budget process is initiated, the City shall review all sources of revenue not previously utilized as revenue and shall act to obtain and receive revenue from these potential sources where a benefit to the city can be predicted.

Policy 8.1.3.10: The City shall rely upon private contributions as a funding source within the five (5) year schedule of Improvements only when the obligation to fund a specific capital improvement is addressed in an enforceable development agreement or development order. The City shall not be responsible for funding capital improvements that are the obligation of the developer. If the developer fails to meet any capital improvement commitment that is programmed in the five (5) year Schedule of Capital Improvements, a plan amendment to delete the capital improvement from the Schedule shall be required.

Capital Improvements Planning

Objective 8.1.4: Incorporate a five (5) year capital improvements plan into the annual budget in order to reserve funds for the needed future capital facilities.

Policy 8.1.4.1: The City will, as part of its annual budgeting process, adopt a Capital Improvement budget.

Policy 8.1.4.2: The City shall provide for necessary capital improvements to correct existing deficiencies, accommodate desired future growth, and replace worn-out or obsolete facilities, as indicated in the five year LOS-Related Schedule of Capital Projects.

Policy 8.1.4.3 Review and update the Capital Improvement Element annually to ensure close coordination between the Capital Improvement Plan process and the annual budgeting process. This coordination shall address development timing, financial feasibility, and the Goals, Objectives, and

Policies of the Comprehensive Plan.

Policy 8.1.4.3: A Capital Improvements Coordinating Committee is hereby created, composed of the City Manager and appropriate City staff, for the purpose of evaluating and ranking, in order of priority, projects proposed for inclusion in the five year LOS-Related Schedule of Capital Projects.

Policy 8.1.4.4: The five (5) year schedule of capital improvements plan projects shall reflect the results of the local collector traffic study, the sidewalk and parking study, the drainage study of hydrologic capacity, and the proposed changes to the 4-inch mains of the potable water distribution system in the annual update of the five (5) year schedule of capital improvements following completion of each study.

Policy 8.1.4.5: The City of Inverness shall comply with all State of Florida law regarding the management of debt.

Capital Improvements Prioritization

Objective 8.1.5: The city shall coordinate its land use decisions and available or projected fiscal resources with a schedule of capital improvements in order to maintain adopted levels of service which meet the existing and future facility standards.

Policy 8.1.5.1: The city shall eliminate public hazards in its implementation of capital improvements.

Policy 8.1.5.2: The city shall work to avoid and eliminate capacity deficits and minimize local budget impact when implementing capital improvements.

Policy 8.1.5.3: The city shall anticipate and project growth patterns in its implementation and accommodation of new development and the redevelopment of facility and capital improvements.

Policy 8.1.5.4: All capital improvements shall be implemented in a financially feasible manner and take into account the plans of state agencies, local governments and water management districts that provide facilities within The City of Inverness.

Policy 8.1.5.5: The city shall make public facilities and services available concurrent with the impacts of development subsequent to the writing of this comprehensive plan. The city shall deem which public facilities and services are necessary in cases of phased development but shall require that this provision is made available concurrent to the impact of development.

Objective 8.1.6: The city shall ensure future development bear its proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted levels of service.

Policy 8.1.6.1: The limitation on the use of revenue bonds as a percent of total debt shall follow applicable Florida statutes and acceptable financial practices.

Policy 8.1.6.2: The maximum ratio of total debt service to total revenue shall follow applicable Florida statutes and acceptable financial practices.

Policy 8.1.6.3: The maximum ratio of outstanding capital indebtedness to property tax base shall follow applicable Florida statutes and acceptable financial practices.

Objective 8.1.7: The city shall demonstrate its ability to require provisions for needed improvements identified in local jurisdictions comprehensive plan elements in order to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of local government to fund and provide provisions of future needed capital improvements.

Policy 8.1.7.1: The city shall identify needs and establish construction and replacement schedules within the capital facilities element.

Policy 8.1.7.2: The city shall establish level of service standards for public facilities within the City.

Policy 8.1.7.3: The city shall account for needed facilities of prior issued development orders in the assessment of public facility needs for those development orders issued prior to the comprehensive plan.

APPENDIX A. Five (5) Year Schedule of Capital Improvements and Financial Feasibility Assessment.
(See Attached.)

**Capital Improvements Summary
Five Year Schedule of Capital Improvements 2016-2020**

While there are numerous benefits to municipal capital improvements planning, the primary motivator under the state statutes is to adequately plan those facilities linked to comprehensive plan levels of service (LOS) therefore enabling level of service sufficiency. Internal fiscal assessment ensures that the City of Inverness will pursue a Capital Improvements Schedule based on accepted financial and accounting practices. Financial feasibility is based on the outcome of internal analysis which shows revenues are set to exceed expenditures over the course of the five (5) year schedule.

Over the planning period, the City of Inverness expects only modest growth. According to the comprehensive plan, growth will occur at a slow but steady rate. The comprehensive plan places emphasis on infill development on existing, platted lots within the city. Projection of total future development would rely on presently unknown growth factors. However, it is fully expected that growth will not affect other major systems necessary to maintain quality of life.

Currently there are no of service deficiencies within the City, except for US 41 North and South. That roadway functions below LOS requirements, establishing a transportation backlog of uncalculated fiscal impact for the facility. All other capital facilities and services meet or exceed levels of service standards. Therefore, fiscal impacts related to level of service should be minimal. Planned capital improvements support the comprehensive plan as well as all applicable city codes and requirements. Timing and location of capital improvements proceeds with all state comprehensive plan policies, goals, and objectives considered as well as the plans of all outside, concerned public agencies. The City herewith adopts by reference the 2016-2020 Transportation Improvement Plan adopted by the Hernando / Citrus MPO with regard to those projects located within the Inverness City Limits.

Annual review of the Capital Improvement Element will help guide and inform future capital improvement planning within the City. The annual capital improvement process of review will affirm the validity of the five (5) year Capital Improvements Schedule. Moreover, annual review should help build a more coherent relationship between the Comprehensive Plan, the Capital Improvement Plan, and the annual budgeting process.



City of Inverness

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May 29, 2015

TO: CITY COUNCIL & MAYOR

FROM: CITY MANAGER


SUBJECT: CAPITAL IMPROVEMENT PLAN (CIP) BUDGET SUBMITTAL FOR FISCAL YEARS 2016-2020

CC CITY CLERK, ASSISTANT CITY MANAGER AND DEPARTMENT DIRECTORS

The City of Inverness Five-Year Capital Improvement Plan (CIP) outlines a progressive program of scheduled improvement projects and investment funding. The plan continues a long-term focus of economic benefits and quality of life issues to improve the attributes of Inverness. The plan incorporates input of City Council; knowledge of the community and integrates management's recommendations of project submittals after consultation with Senior Staff Members. To align allocations, the project schedule is reviewed systemically to ensure level spending and fiscal responsibility for the totality of the ensuing five-year period. Proper development of a balanced and affordable CIP is critical to accomplish planned improvements and overall fiscal stability. By targeting resources and directing them to where needed, we have controlled the growth of general spending and been able to maintain affordability to residential and business interests. The conservative management of reserve funds is a resource that provides the ability to fund the design and construction of most all that is included in this document. Effectively, City Government has stabilized budgetary spikes while maintaining a pattern of significantly improving the town, business climate and appearance.

The entire process of budget development is designed to follow the stewardship of City Council. A public Council Workshop is scheduled to discuss the full CIP document on Thursday, June 4, 2015, at 5:30 p.m. in Council Chambers. Presentation will provide insightfulness of what is to be accomplished in 2016 and beyond.

We look forward to the opportunity to work with you to achieve a positive future, and as always, we welcome comments and questions, and your input.


Frank DiGiovanni

CAPITAL IMPROVEMENT PROGRAM
SUMMARY BY FUNDING SOURCE
FISCAL YEAR 2016

FISCAL YEAR 2016 CIP FUND SUMMARY	Impact Fees	Grants	Capital Interest	1990 CRA	2013 CRA	Debt Proceeds	Equipment Reserves	Transfer from General Fund	IGC Reserves	Transfer from Land Acquisition Reserves	Carry Forward Reserves	Total
PROJECT												
General Government Svcs			\$ 10,000					\$ 385,000	\$ 80,000	\$ 170,000		\$ 635,000
Community Development	\$ 127,300	\$ 144,800						\$ 67,500			\$ 31,000	\$ 370,600
Public Safety												\$ -
Roads and Streets		\$ 120,000					\$ 175,000	\$ 288,000			\$ 40,000	\$ 621,000
Satellite Parks		\$ 97,321						\$ 90,000			\$ 50,000	\$ 237,321
Special Events								\$ 14,500				\$ 14,500
ICRA				\$ 65,000	\$ 270,000	\$ 500,000						\$ 835,000
Whispering Pines Park							\$ 82,000				\$ 130,200	\$ 212,200
TOTAL BY FUNDING SOURCE	\$ 127,300	\$ 362,121	\$ 10,000	\$ 65,000	\$ 270,000	\$ 500,000	\$ 257,000	\$ 853,000	\$ 60,000	\$ 170,000	\$ 251,200	\$ 2,925,621

GENERAL FUND
CAPITAL IMPROVEMENT PROGRAM
2016 - 2020

GENERAL FUND SERVICES	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
FUNDING SOURCES									
Transfer from Road Fund		\$ 142,382							
Transfer from CDBG Fund Closeout									
Interest	\$ 17,591	\$ 15,730	\$ 20,000	\$ 18,000	\$ 10,000		\$ 10,000		\$ 10,000
Transfer from General Fund	\$ 1,322,368	\$ 657,500	\$ 707,000	\$ 707,000	\$ 853,000	\$ 589,100	\$ 585,284	\$ 551,700	\$ 648,500
Transfer from General Fund-Land		\$ 600,000			\$ 170,000				
Transfer from Equipment Resv			\$ 77,000	\$ 35,000	\$ 257,000	\$ 64,000	\$ 15,000	\$ 30,000	\$ 88,000
One Time CIP Transfer-General Fund	\$ 1,500,000								
Transfer from Utilities									
Transfer from WPP Fund	\$ 89,500	\$ 42,000	\$ 75,000	\$ 50,500					
Transfer from ICRA	\$ 210,000	\$ 65,000	\$ 100,000	\$ 104,112					
Transfer from CDBG Fund									
CRA - 1990					\$ 65,000	\$ 45,000	\$ 45,000	\$ 35,000	\$ 35,000
CRA-2013					\$ 270,000	\$ 428,000	\$ 517,366	\$ 498,564	\$ 516,630
IGC Building Reserve					\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Citrus Information Cooperative			\$ 20,000	\$ 20,000					
Cemetery Reserves									
Impact Fees - Transportation			\$ 580,043	\$ 242,043		\$ 338,000			
Debt Proceeds									
Impact Fees - City Transportation					\$ 127,300	\$ 352,300			
Interlocal Revenue									
State Grants		\$ 48,479	\$ 615,321	\$ 500,000	\$ 317,121	\$ 584,800	\$ 320,000	\$ 20,000	
DOT Landscape Maintenance Fee			\$ 20,500	\$ 20,500					
Federal Grants			\$ 700,000			\$ 700,000			
County CIGP Grant		\$ 11,319	\$ 670,000	\$ 257,500					
County Grant SHIP									
County Contribution	\$ 80,000								
SWFWMD Grant			\$ 45,000	\$ 45,000	\$ 45,000	\$ 200,000	\$ 400,000	\$ 220,000	\$ 45,000
Street Assessment									

GENERAL FUND
CAPITAL IMPROVEMENT PROGRAM
2016 - 2020

GENERAL FUND SERVICES	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
Reimbursement - Tompkins (customer)		\$ 21,662							
Storm Water Utility (proposed)									
Lease Proceeds									
Loan Proceeds									
Reserve Transfer from DDS									
Loan/Bond Proceeds			\$ 1,500,000	\$ -	\$ 500,000	\$ 1,275,000	\$ 1,225,000		
Contingency Reserves									
Adjust Reserves		\$ 882							
Event Sponsorships			\$ 4,300	\$ 4,300			\$ 75,000		
Public/Private Partnership								\$ 20,000	
Recreation User Fees									
Total Revenues	\$ 3,219,459	\$ 1,604,954	\$ 5,134,164	\$ 2,003,955	\$ 2,674,421	\$ 4,586,200	\$ 3,202,650	\$ 1,385,264	\$ 1,353,130
Carry Forward Reserves	\$ 7,659,531	\$ 5,997,602	\$ 5,970,160	\$ 5,029,404	\$ 1,216,146	\$ 964,946	\$ 474,946	\$ 339,730	\$ 214,730
Road Reserves	\$ 153,583	\$ 12,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL FUNDING SOURCES	\$ 11,032,573	\$ 7,614,830	\$ 11,104,324	\$ 7,033,359	\$ 3,890,567	\$ 5,551,146	\$ 3,677,596	\$ 1,724,994	\$ 1,567,860
DEPARTMENT - Division									
General Government	\$ 3,956,537	\$ 1,452,296	\$ 1,099,575	\$ 964,160	\$ 635,000	\$ 135,000	\$ 115,000	\$ 95,000	\$ 165,000
Community Development	\$ 608,724	\$ 503,610	\$ 4,768,345	\$ 3,258,345	\$ 370,600	\$ 1,493,600	\$ 55,000	\$ 55,000	\$ -
ICRA					\$ 835,000	\$ 1,848,000	\$ 1,987,366	\$ 533,564	\$ 651,630
Public Safety			\$ 250,000	\$ 250,000		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Roads & Streets	\$ 77,932	\$ 533,980	\$ 2,238,433	\$ 1,082,933	\$ 621,000	\$ 1,287,000	\$ 907,500	\$ 560,000	\$ 352,500
Satellite Parks	\$ 169,171	\$ 9,534	\$ 383,946	\$ 203,175	\$ 237,321	\$ 136,000	\$ 146,000	\$ 111,000	\$ 32,000
Special Events		\$ -	\$ 18,100	\$ 18,100	\$ 14,500	\$ 10,600	\$ -	\$ -	\$ -
Whispering Pines Parks	\$ 67,952	\$ 73,157	\$ 251,200	\$ 40,500	\$ 212,200	\$ 116,000	\$ 77,000	\$ 105,700	\$ 102,000
TOTAL PROJECT COSTS	\$ 4,880,316	\$ 2,572,577	\$ 9,009,599	\$ 5,817,213	\$ 2,925,621	\$ 5,076,200	\$ 3,337,866	\$ 1,510,264	\$ 1,353,130
Road Reserves	\$ 154,655	\$ 12,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROJECTED SURPLUS (DEFICIT)	\$ 5,997,602	\$ 5,029,404	\$ 2,094,725	\$ 1,216,146	\$ 964,946	\$ 474,946	\$ 339,730	\$ 214,730	\$ 214,730

CAPITAL IMPROVEMENT PROGRAM SUMMARY BY FUNDING SOURCE
GENERAL GOVERNMENT SERVICES
FY 2016

GENERAL GOVERNMENT SERVICES	IGC Reserves	CAPITAL INTEREST	TRANSFER FROM GENERAL FUND	LAND ACQUISITION RESERVES	TOTAL
PROJECT					
<u>Planning/Studies</u>					
Government Plaza			\$ 350,000		\$ 350,000
Total Planning/Studies	\$ -	\$ -	\$ 350,000	\$ -	\$ 350,000
<u>Land Acquisition</u>					
Pine Street Property			\$ -	\$ 170,000	\$ 170,000
Total Planning/Studies	\$ -	\$ -	\$ -	\$ 170,000	\$ 170,000
<u>Buildings</u>					
IGC Maintenance Sustainability	\$ 60,000				\$ 60,000
Total Buildings	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
<u>Improvements</u>					
IGC Landscape Protection Plan		\$ 10,000	\$ 10,000		\$ 20,000
Total Improvements	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 20,000
<u>Equipment/Software</u>					
Information Technology Projects			\$ 35,000		\$ 35,000
Total Equipment/Software	\$ -	\$ -	\$ 35,000	\$ -	\$ 35,000
TOTAL BY FUNDING SOURCE	\$ 60,000	\$ 10,000	\$ 395,000	\$ 170,000	\$ 635,000

CITY OF INVERNESS
CAPITAL IMPROVEMENT PROGRAM
GENERAL GOVERNMENT SERVICES
FY 2016 - 2020

GENERAL GOVERNMENT SERVICES	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
FUNDING SOURCES									
Interest	\$ 16,831	\$ 15,730	\$ 20,000	\$ 18,000	\$ 10,000		\$ 10,000		\$ 10,000
Transfer from General Fund	\$ 514,500	\$ 1,014,000	\$ 401,500	\$ 401,500	\$ 395,000	\$ 85,000	\$ 95,000	\$ 85,000	\$ 145,000
Transfer from General Fund - Land Acq					\$ 170,000				
Citrus Information Cooperative			\$ 20,000	\$ 20,000					
IGC Building Reserve					\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Public/Private Partnership-Revenue									
State Grant									
Reserve Transfer-IGC Debt Payoff	\$ 1,000,000								
Reserve Transfer from Rds/Sts		\$ 422,688							
Fund Balance Transfer-General Fund	\$ 1,500,000								
Adjust Ending Reserves									
Subtotal Revenues	\$ 3,031,331	\$ 1,452,296	\$ 441,500	\$ 439,500	\$ 635,000	\$ 95,000	\$ 115,000	\$ 95,000	\$ 165,000
Carry Forward Reserves	\$ 2,141,040	\$ 1,218,734	\$ 933,558	\$ 1,218,734	\$ 40,000	\$ 40,000	\$ 0	\$ 0	\$ 0
TOTAL FUNDING SOURCES	\$ 5,173,271	\$ 2,669,030	\$ 1,375,058	\$ 1,658,234	\$ 675,000	\$ 135,000	\$ 115,000	\$ 95,000	\$ 165,000
PROJECT									
Planning/Studies									
Cemetery Study (4400)			\$ 90,000	\$ 90,000					
Government Plaza		\$ 62,775	\$ 242,175	\$ 242,175	\$ 350,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 100,000
Total Planning/Studies	\$ -	\$ 62,775	\$ 332,175	\$ 332,175	\$ 350,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 100,000
Land									
Land Acquisition - Godowski Property		\$ 570,882							
Land Acquisition - Dampier Street		\$ 187,500							
Land Acquisition - Pine/Damoier Street		\$ 41,813							
Land Acquisition - Pine Street					\$ 170,000				
Land Acquisition - Carry Fwd			\$ 29,000	\$ -					
Total Land	\$ -	\$ 800,295	\$ 29,000	\$ -	\$ 170,000	\$ -	\$ -	\$ -	\$ -
Buildings									
IGC Build out	\$ 51,852	\$ 441,131							
IGC Maintenance Sustainability			\$ 165,000	\$ 165,000	\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Total Buildings	\$ 51,852	\$ 441,131	\$ 165,000	\$ 165,000	\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Improvements									
Streetscape Lighting Retrofit			\$ 37,500	\$ 37,500	\$ -	\$ -	\$ -	\$ -	\$ -
IGC Landscape Sprinkler Replacements			\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
IGC External Remediation Project					\$ -				
IGC Landscape Protection Plan			\$ 40,000	\$ 40,000	\$ 20,000		\$ 20,000		\$ 20,000

CITY OF INVERNESS
CAPITAL IMPROVEMENT PROGRAM
GENERAL GOVERNMENT SERVICES
FY 2016 - 2020

GENERAL GOVERNMENT SERVICES	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
Wayand Signs	\$ 21,849		\$ 80,000	\$ 80,000	\$ -	\$ 40,000			
Total Improvements	\$ 21,849	\$ -	\$ 159,500	\$ 159,500	\$ 20,000	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Equipment/Software									
Citizen Self Service Implementation	\$ 588								
Dashboard Software Implementation	\$ 2,350								
PC Replacement		\$ 1,872	\$ 1,700	\$ 1,700					
MUNIS Fixed Assets Implementation			\$ 10,900	\$ 10,900					
Applicant Tracking Implementation			\$ 4,800	\$ 4,800					
MapLink GIS Integration	\$ 9,500	\$ 8,500	\$ 1,675	\$ 1,675					
Data Preservation		\$ 25,588	\$ 81,950	\$ 81,950					
Vendor Self Service Implementation			\$ 1,175	\$ 1,175					
Employee Self Service Implementation			\$ 1,200	\$ 1,200					
Security Cameras			\$ 10,625	\$ 10,625					
Replacement of Backup Tape Drive			\$ 15,000	\$ -					
Utility Billing Software Implementation	\$ 7,028	\$ 21,684	\$ 25,600	\$ 25,600					
Central Property File Software Impl			\$ 6,800	\$ 6,800					
Tyler Cashiering	\$ 2,283		\$ 11,415	\$ -					
Mobile Application Development			\$ 12,000	\$ 12,000					
Building Permit/Code Enforcement Impl		\$ 22,000	\$ 39,150	\$ 39,150					
GIS System Development			\$ 40,000	\$ 40,000	\$ -				
Electronic Speed Deterrent			\$ 30,000	\$ -	\$ -				
Arts in Public Places			\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Information Technology Projects	\$ 12,081	\$ 78,441	\$ 60,900	\$ 60,900	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Total Equipment/Software	\$ 33,788	\$ 158,095	\$ 413,900	\$ 307,485	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Other									
IGC Debt Payoff	\$ 3,849,048								
Transfer to Valerie Theatre				\$ 402,074					
Transfer to Fire Services			\$ 250,000	\$ 250,000					
Total Other	\$ 3,849,048	\$ -	\$ 250,000	\$ 652,074	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 3,956,537	\$ 1,452,296	\$ 1,349,575	\$ 1,616,234	\$ 635,000	\$ 135,000	\$ 115,000	\$ 95,000	\$ 165,000
PROJECTED SURPLUS (DEFICIT)	\$ 1,216,734	\$ 1,216,734	\$ 25,514	\$ 40,000	\$ 40,000	\$ 0	\$ 0	\$ 0	\$ 0

CITY OF INVERNESS
CAPITAL IMPROVEMENT PROGRAM
SUMMARY BY FUNDING SOURCE
COMMUNITY DEVELOPMENT
FY 2016

COMMUNITY DEVELOPMENT	IMPACT FEES	TRANSFER FROM GENERAL FUND	STATE GRANT	CASH CARRY FORWARD	TOTAL
PROJECT					
<i>Planning/Studies</i>					
LDC Update		\$ 50,000			\$ 50,000
Bicycle Master Plan Update		\$ 17,500	17,500		\$ 35,000
Total Planning/Studies	\$ -	\$ 67,500	\$ 17,500	\$ -	\$ 85,000
<i>Improvements</i>					
CDBG Phase IV Downtown Streetscape				\$ 31,000	\$ 31,000
FDOT Intermodal Safety Improvements - Forest Drive	\$ 127,300		\$ 127,300		\$ 254,600
Total Improvements	\$ 127,300	\$ -	\$ 127,300	\$ 31,000	\$ 285,600
TOTAL BY FUNDING SOURCE	\$ 127,300	\$ 67,500	\$ 144,800	\$ 31,000	\$ 370,600

CITY OF INVERNESS
CAPITAL IMPROVEMENT PROGRAM
COMMUNITY DEVELOPMENT
FY 2016 - 2020

COMMUNITY DEVELOPMENT	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
FUNDING SOURCES									
Transfer from General Fund	\$ 478,868	\$ 15,000			\$ 67,500	\$ 105,000	\$ 55,000	\$ 25,000	
Transfer from ICRA	210,000	65,000	100,000	\$ 104,112					
CDBG Comm Redevelopment			\$ 700,000			\$ 700,000			
State Grant		\$ 59,798	\$ 500,000	\$ 500,000					
FDOT Grants(s)					\$ 127,300	\$ 127,300			
FDEP Recreational Trail Grant					\$ 17,500				
County Contribution	\$ 80,000								
Impact Fees			\$ 225,000	\$ 225,000	\$ 127,300	\$ 352,300			
Trf from Equipment Reserve								\$ 30,000	
Loan Proceeds			\$ 1,000,000	\$ -					
Transfer from Gen Govt, Rds/Sts, & Satellite Parks	\$ -	\$ -	\$ -	\$ 1,000,000					
Sub-Total	\$ 768,868	\$ 139,798	\$ 2,525,000	\$ 1,829,112	\$ 339,600	\$ 1,284,600	\$ 55,000	\$ 55,000	\$ -
Carry-Forward Reserves	\$ 2,020,652	\$ 2,180,795	\$ 2,430,946	\$ 1,816,983	\$ 387,750	\$ 356,750	\$ 147,750	\$ 147,750	\$ 147,750
TOTAL FUNDING SOURCES	\$ 2,789,520	\$ 2,320,593	\$ 4,955,946	\$ 3,646,095	\$ 727,350	\$ 1,641,350	\$ 202,750	\$ 202,750	\$ 147,750
PROJECT									
Planning/Studies									
LDC Update					\$ 50,000	\$ 50,000			
Bicycle Master Plan Update					\$ 35,000				
Total Planning/Studies	\$ 574	\$ -	\$ -	\$ -	\$ 85,000	\$ 50,000	\$ -	\$ -	\$ -
Buildings									
Valerie Theatre Restoration Project	\$ 16,572	\$ 413,884	\$ 3,106,045	\$ 3,106,045	\$ -				
MLK/Dampier Dwelling Demolition			\$ 15,000	\$ 15,000	\$ -				
Total Buildings	\$ 16,572	\$ 413,884	\$ 3,121,045	\$ 3,121,045	\$ -	\$ -	\$ -	\$ -	\$ -
Improvements									

CITY OF INVERNESS
CAPITAL IMPROVEMENT PROGRAM
COMMUNITY DEVELOPMENT
FY 2016 - 2020

COMMUNITY DEVELOPMENT	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
North Apopka Ave Trailhead Project- BMP - Project #1	\$ 575,930	\$ 1,154	\$ 7,100	\$ 7,100					
FDOT Enhancement Projects			\$ 35,000	\$ -					
Downtown Kiosks			\$ 20,000	\$ 20,000					
Façade Grant	\$ 7,500	\$ 7,500	\$ 40,200	\$ 40,200					
CDBG Phase 4 Downtown Streetscape	\$ 8,148	\$ 81,072	\$ 1,405,000	\$ -	\$ 31,000	\$ 1,134,000			
FDOT Intermodal Safety Improvements - Forest Drive					\$ 254,600	\$ 254,600			
Neighborhood Centers			\$ 70,000	\$ -		\$ 25,000	\$ 25,000	\$ 25,000	\$ -
Total Improvements	\$ 591,578	\$ 89,726	\$ 1,577,300	\$ 67,300	\$ 285,600	\$ 1,413,600	\$ 25,000	\$ 25,000	\$ -
<u>Equipment/Software</u>									
Downtown Amenities Replacement			\$ 70,000	\$ 70,000					
Digital ePlan Review & Storage System						\$ 30,000	\$ 30,000		
Vehicle Replacement								\$ 30,000	
Total Equipment/Software	\$ -	\$ -	\$ 70,000	\$ 70,000	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
TOTAL PROJECT COSTS	\$ 608,724	\$ 503,610	\$ 4,768,345	\$ 3,258,345	\$ 370,600	\$ 1,493,600	\$ 55,000	\$ 55,000	\$ -
PROJECTED SURPLUS (DEFICIT)	\$ 2,180,795	\$ 1,816,983	\$ 187,601	\$ 387,750	\$ 356,750	\$ 147,750	\$ 147,750	\$ 147,750	\$ 147,750

CITY OF INVERNESS
CAPITAL IMPROVEMENT PROGRAM
PUBLIC SAFETY
FY 2016-2020

PUBLIC SAFETY	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
FUNDING SOURCES							
Transfer from Govt Plaza	\$ 250,000	\$ 250,000	\$ -				
Transfer from General Fund			\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Subtotal Revenues	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL FUNDING SOURCES	\$ 250,000	\$ 250,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
PROJECT							
Equipment							
Class A Fire Engine	\$ 100,000	\$ 100,000					
Startup Equipment Purchases	\$ 75,000	\$ 75,000					
Brush/Rapid Response/4X4 Truck	\$ 50,000	\$ 50,000					
Firestation Retrofit, Equipment, and Appurtenances	\$ 25,000	\$ 25,000					
Total Equipment	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -
Reserves							
Firestation Reserve				\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Fire Equipment Reserves				\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Total Reserves	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
TOTAL PROJECT COSTS	\$ 250,000	\$ 250,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
PROJECTED SURPLUS (DEFICIT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CAPITAL IMPROVEMENT PROGRAM
SUMMARY BY FUNDING SOURCE
ROADS AND STREETS DIVISION
FY 2015

ROADS AND STREETS	EQUIPMENT RESERVES	GRANT FUNDS	TRANSFER FROM GENERAL FUND	CIP CASH CARRY FORWARD	TOTAL
PROJECT					
<i>Improvements</i>					
<i>Roads/Streets/Parking Lot Improvements</i>					
<i>Forest & SR 44 Corner Beautification</i>			\$ 45,000		\$ 45,000
<i>Bicycle Master Plan Share The Road Identification</i>				\$ 10,000	\$ 10,000
<i>Highland Boulevard Widening Project</i>		\$ 75,000			\$ 75,000
<i>Road Resurfacing</i>			\$ 100,000		\$ 100,000
<i>Traffic Calming</i>			\$ 25,000		\$ 25,000
<i>Total Roads/Streets/Parking Lot Improvements</i>	\$ -	\$ 75,000	\$ 170,000	\$ 10,000	\$ 255,000
<i>Sidewalk Improvements</i>					
<i>Permanent and Portable Safety Devices</i>			\$ 25,000		\$ 25,000
<i>Sidewalk Improvements</i>			\$ 20,000		\$ 20,000
<i>Total Sidewalk Improvements</i>	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000
<i>Storm Water Improvements</i>					
<i>Tompkins Street Inlets</i>				\$ 20,000	\$ 20,000
<i>Storm Water Planning & Maintenance</i>				\$ 10,000	\$ 10,000
<i>Storm Water Improvements</i>		\$ 45,000	\$ 45,000		\$ 90,000
<i>Total Storm Water Improvements</i>	\$ -	\$ 45,000	\$ 45,000	\$ 30,000	\$ 120,000
<i>Other Improvements</i>					
<i>Public Works Facility - Paving</i>			\$ 20,000		\$ 20,000
<i>Total Other Improvements</i>	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000
<i>Capital Equipment</i>					
<i>Bucket Truck Replacement</i>	\$ 175,000				\$ 175,000
<i>Concrete Planer</i>			\$ 6,000		\$ 6,000
<i>Total Capital Equipment</i>	\$ 175,000	\$ -	\$ 6,000	\$ -	\$ 181,000
TOTAL BY FUNDING SOURCE	\$ 175,000	\$ 120,000	\$ 286,000	\$ 40,000	\$ 621,000

**CAPITAL IMPROVEMENT PROGRAM
ROAD AND STREET DIVISION (including Road Fund)
FY 2016 - 2020**

ROADS & STREETS (Include Road Fund)	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
FUNDING SOURCES									
Impact Fees - County			\$ 339,000	\$ -					
Impact Fees - City			\$ 17,043	\$ 17,043		\$ 338,000			
Tfr from General Fund	\$ 274,000	\$ 193,500	\$ 291,700	\$ 291,700	\$ 286,000	\$ 222,500	\$ 157,500	\$ 215,000	\$ 245,500
Tfr from Road Imp Fund		\$ 142,382							
Tfr from GP-Equipment Res					\$ 175,000	\$ 64,000	\$ 15,000		\$ 61,000
Grant-Tree Maint									
State Grant - CXP			\$ 670,000	\$ 257,500	\$ 75,000	\$ 337,500	\$ 200,000		
State Grant-FDOT									
State DOT-Landscaping Grant			\$ 20,500	\$ 20,500					
OWFWMID			\$ 45,000	\$ 45,000	\$ 45,000	\$ 200,000	\$ 400,000	\$ 223,000	\$ 45,000
Interest	\$ 760								
User Charges - Street Imp		\$ 21,652							
Subsidy Revenues	\$ 274,780	\$ 382,644	\$ 1,382,243	\$ 831,748	\$ 681,000	\$ 1,182,000	\$ 782,500	\$ 436,000	\$ 962,600
Road Imp Fund	\$ 193,593	\$ 11,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Reserve	\$ 2,616,850	\$ 1,812,929	\$ 1,245,433	\$ 1,219,927	\$ 481,584	\$ 441,584	\$ 316,934	\$ 191,934	\$ 66,934
TOTAL FUNDING SOURCES	\$ 3,045,203	\$ 2,187,434	\$ 3,327,676	\$ 1,850,670	\$ 1,092,884	\$ 1,803,984	\$ 1,099,434	\$ 626,934	\$ 419,434
PROJECT									
Planning/Studies									
Total Planning/Studies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land									
Land Acquisition - Storm water		\$ 4,992							
Total Land	\$ -	\$ 4,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Buildings									
Public Works Facility Roof Renovations		\$ 152,765							
Total Buildings	\$ -	\$ 152,765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Improvements									
Roads/Streets/Parking Lot Improvements									
Tomokins Dr Improvement	\$ 25,000		\$ 30,000	\$ -					
Hights - Streetscape Improvements			\$ 25,000	\$ -	\$ -	\$ -	\$ -		
Highland and Montgomery Intersection Enhancements			\$ 75,000	\$ 75,000					
North Apopka Damier Congregate Area			\$ 70,000	\$ -					
Zephyr Street Intersection Improvements		\$ 3,135	\$ 463,383	\$ 463,383					
Forest & SR 44 Corner Beautification					\$ 45,000				
Bicycle Master Plan Share The Road Identification			\$ 15,000	\$ 15,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -
Highland Boulevard Widening Project		\$ 19,500	\$ 893,530	\$ -	\$ 75,000	\$ 675,500	\$ 400,000		
Road Resurfacing	\$ 15,854	\$ 344,203	\$ 105,830	\$ 105,830	\$ 100,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 100,000
Traffic Calming			\$ 81,250	\$ 81,250	\$ 25,000	\$ 25,000			\$ 25,000
Total Roads/Streets/Parking Lot Improvements	\$ 44,854	\$ 368,946	\$ 1,746,933	\$ 741,433	\$ 245,000	\$ 780,500	\$ 480,000	\$ 100,000	\$ 125,000
Median Improvements									
N. Apopka Median Improvements	\$ 12,095								
FDOT Highway Landscape Agreement			\$ 20,500	\$ 20,500					
Median Landscaping Improvements			\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -

**CAPITAL IMPROVEMENT PROGRAM
ROAD AND STREET DIVISION (including Road Fund)
FY 2016 - 2020**

ROADS & STREETS (Includes Road Fund)	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
Total Median Improvements	\$ 12,095	\$ -	\$ 30,500	\$ 30,500	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk Improvements									
Permanent and Portable Safety Devices			\$ 25,000	\$ 25,000	\$ 25,000	\$ 12,500	\$ 12,500		
Sidewalk Improvements			\$ 84,000	\$ 84,000	\$ 20,000			\$ 20,000	\$ 20,000
Total Sidewalk Improvements	\$ -	\$ -	\$ 109,000	\$ 109,000	\$ 45,000	\$ 12,500	\$ 12,500	\$ 20,000	\$ 20,000
Storm Water Improvements									
Temp/Land Street Inlets			\$ 50,000	\$ 10,000	\$ 20,000				
Storm Water Pumping & Maintenance	\$ 2,436	\$ 3,911	\$ 10,000	\$ -	\$ 10,000	\$ 30,000			
Storm Water Improvements			\$ 90,000	\$ 90,000	\$ 90,000	\$ 50,000	\$ 50,000	\$ 90,000	\$ 90,000
Pine Crest Streetscape and Storm Water Improvements			\$ 100,000	\$ -		\$ 350,000	\$ 350,000	\$ 350,000	
Total Storm Water Improvements	\$ 2,436	\$ 3,911	\$ 250,000	\$ 100,000	\$ 120,000	\$ 430,000	\$ 400,000	\$ 440,000	\$ 90,000
Other Improvements									
Public Works Facility - Paving					\$ 20,000	\$ 20,000	\$ 20,000		
Total Other Improvements	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -
Capital Equipment									
Bucket Attachment for John Deere Loader	\$ 5,466								
Roller Compacting Trash Cans	\$ 18,516		\$ 20,000	\$ 20,000	\$ -	\$ -			
Bucket Truck Replacement					\$ 175,000				
Concrete Planer					\$ 6,000				
Vehicle Replacement/Truck Retrofit			\$ 72,000	\$ 72,000		\$ 64,000			
Dump Trailer						\$ 5,000			
Mower Replacement			\$ 10,000	\$ 10,000					\$ 10,000
Bobcat Wheel Loader									\$ 50,000
Bobcat Attachments - Sweeper, Auger & B's									\$ 6,500
Bobcat Attachment - Forestry Guber									\$ 25,000
Bobcat Attachment - Bushcat									\$ 6,000
Equipment Trailer									\$ 20,000
Total Capital Equipment	\$ 18,516	\$ 5,466	\$ 102,000	\$ 102,000	\$ 181,000	\$ 64,000	\$ 15,000	\$ -	\$ 117,500
Other									
ISC Deductance	\$ 1,000,000								
Reserve Transfer Gen Govt		\$ 432,666							
Transfer to Valerie Theatre				\$ 295,753					
Total Other Improvements	\$ 1,000,000	\$ 432,666	\$ -	\$ 295,753	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 1,017,932	\$ 956,549	\$ 2,238,433	\$ 1,368,686	\$ 621,000	\$ 1,297,000	\$ 907,500	\$ 640,000	\$ 332,500
Road Fund Reserve	\$ 151,343	\$ 11,951	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROAD CIP RESERVE	\$ 1,812,929	\$ 1,318,927	\$ 1,039,243	\$ 481,984	\$ 441,954	\$ 316,954	\$ 191,984	\$ 64,984	\$ 64,984

CAPITAL IMPROVEMENT PROGRAM
SUMMARY BY FUNDING SOURCE
SATELLITE PARKS
FY 2016

SATELLITE PARKS	GRANTS	TRANSFER FROM GENERAL FUND	CARRY FORWARD RESERVES	TOTAL
PROJECT				
<i>Improvements</i>				
Boat Launch Dock	\$ 77,321		\$ 50,000	\$ 127,321
Cooter Pond Boardwalk Deck Replacement		\$ 50,000		\$ 50,000
Mossy Oak Park Improvements	\$ 20,000			\$ 20,000
Cooter Pond Park Improvements		\$ 10,000		\$ 10,000
Total Improvements	\$ 97,321	\$ 60,000	\$ 50,000	\$ 207,321
<i>Equipment</i>				
Wallace Brooks Park Playground Improvements		\$ 30,000		\$ 30,000
Total Equipment	\$ -	\$ 30,000	\$ -	\$ 30,000
TOTAL BY FUNDING SOURCE	\$ 97,321	\$ 90,000	\$ 50,000	\$ 237,321

CAPITAL IMPROVEMENT PROGRAM
SATELLITE PARKS
FY 2016 - 2020

SATELLITE PARKS	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
FUNDING SOURCES									
Transfer from General Fund	\$ 55,000	\$ 30,000			\$ 90,000	\$ 116,000	\$ 126,000	\$ 91,000	\$ 32,000
State Grant			\$ 115,321	\$ -	\$ 97,321	\$ 20,000	\$ 20,000	\$ 20,000	
Sub-Total	\$ 55,000	\$ 30,000	\$ 115,321	\$ -	\$ 187,321	\$ 136,000	\$ 146,000	\$ 111,000	\$ 32,000
Carry Forward Reserves	\$ 659,054	\$ 544,882	\$ 497,173	\$ 565,348	\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 0
TOTAL FUNDING SOURCES	\$ 714,054	\$ 574,882	\$ 612,494	\$ 565,348	\$ 237,321	\$ 136,000	\$ 146,000	\$ 111,000	\$ 32,000
PROJECTS									
Improvements									
Information/Direction Signs	\$ 15,337								
Wallace Brooks Park Shuffleboard Court Resurfacing	\$ 23,306								
Liberty Park Board and Gravel Walkway Replacement	\$ 7,065								
Liberty Park Parking Lot	\$ 28,184								
Cooter Pond Theme Lighting Phase I and II	\$ 61,823	\$ 100	\$ 138,175	\$ 138,175	\$ -				
Boat Launch Dock		\$ 9,434	\$ 180,771	\$ -	\$ 127,321				
Satellite Park Improvements and Tree Canopy			\$ 5,000	\$ 5,000					
Cooter Pond Boardwalk Deck Replacement					\$ 50,000	\$ 100,000	\$ 100,000	\$ 50,000	
Mossy Oak Park Improvements					\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	
Cooter Pond Park Improvements			\$ 30,000	\$ 30,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Satellite Parks Tree Replacement						\$ 6,000	\$ 6,000	\$ 6,000	\$ 12,000
Total Improvements	\$ 135,715	\$ 9,534	\$ 353,946	\$ 173,175	\$ 207,321	\$ 136,000	\$ 136,000	\$ 86,000	\$ 22,000

CAPITAL IMPROVEMENT PROGRAM
SATELLITE PARKS
FY 2016 - 2020

SATELLITE PARKS	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
<i>Equipment</i>									
Wallace Brooks Park Playground Improvements	\$ 14,940		\$ 20,000	\$ 20,000	\$ 30,000	\$ -	\$ -	\$ 15,000	
Solar Compacting Trash Cans	\$ 18,516		\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Total Equipment	\$ 33,456	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ 10,000	\$ 25,000	\$ 10,000
<i>Other</i>									
Transfer to Valens Theatre				\$ 312,173					
Total Other	\$ -	\$ -	\$ -	\$ 312,173	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 169,171	\$ 9,534	\$ 383,946	\$ 515,348	\$ 237,321	\$ 136,000	\$ 146,000	\$ 111,000	\$ 32,000
PROJECTED SURPLUS (DEFICIT)	\$544,882	\$565,348	\$228,548	\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

PROGRAM SUMMARY BY FUNDING SOURCE
SPECIAL EVENTS
FY 2016

SPECIAL EVENTS		TRANSFER FROM GENERAL FUND	TOTAL
<i>PROJECT</i>			
Portable Lighting		9,000	\$ 9,000
Cord Cables		5,500	\$ 5,500
TOTAL BY FUNDING SOURCE		\$ 14,500	\$ 14,500

CITY OF INVERNESS
CAPITAL IMPROVEMENT PROGRAM
SPECIAL EVENTS
FY 2016-2020

SPECIAL EVENTS	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
FUNDING SOURCES							
Event Sponsorships	4,300	4,300					
Transfer from General Fund	13,800	13,800	14,500	10,600			
Subtotal Revenues	18,100	18,100	14,500	10,600	0	0	0
Carry Forward Reserves	0	0	0	0	0	0	0
TOTAL FUNDING SOURCES	18,100	18,100	14,500	10,600	0	0	0
PROJECT							
Barriers - Grand Prix	7,040	7,040					
Event/Visitor's Bureau Furniture	2,427	2,427					
Portable Lighting	8,633	8,633	9,000				
Cord Covers			5,500	5,500			
8 by 10 pop-up promo display				5,100			
TOTAL PROJECT COSTS	18,100	18,100	14,500	10,600	0	0	0
PROJECTED SURPLUS (DEFICIT)	0	0	0	0	0	0	0

CAPITAL IMPROVEMENT PROGRAM
SUMMARY BY FUNDING SOURCE
ICRA
FY 2016

INVERNESS COMMUNITY REDEVELOPMENT AGENCY	1990 CRA	2013 CRA	Debt Proceeds	TOTAL
PROJECT				
<i>Planning/Studies</i>				
Storm Water Master Plan		\$ 50,000		\$ 50,000
Total Planning/Studies	\$ -	\$ 50,000	\$ -	\$ 50,000
<i>Buildings</i>				
Dampier - Refurbish City Properties/ CUB Demolition		\$ 20,000		\$ 20,000
Total Buildings	\$ -	\$ 20,000	\$ -	\$ 20,000
<i>Improvements</i>				
Downtown Kiosks	\$ 20,000			\$ 20,000
Godowski Property Development			\$ 200,000	\$ 200,000
Facade Program	\$ 20,000			\$ 20,000
Lakefront Improvement Project			\$ 150,000	\$ 150,000
WPP Campground Facility			\$ 150,000	\$ 150,000
Total Improvements	\$ 40,000	\$ -	\$ 500,000	\$ 540,000
<i>Equipment/Software</i>				
Downtown Amenities	\$ 15,000			\$ 15,000
Street Pole Banners	\$ 10,000			\$ 10,000
Debt Issuance Costs/repayment		\$ 200,000		\$ 200,000
Total Equipment/Software	\$ 25,000	\$ 200,000	\$ -	\$ 225,000
TOTAL BY FUNDING SOURCE	\$ 65,000	\$ 270,000	\$ 500,000	\$ 835,000

CAPITAL IMPROVEMENT PROGRAM
INVERNESS COMMUNITY REDEVELOPMENT AGENCY
FY 2016 - 2020

INVERNESS COMMUNITY REDEVELOPMENT AGENCY	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
FUNDING SOURCES								
Bond Proceeds-CRA 2013				\$ 500,000	\$ 1,275,000	\$ 1,225,000		
Transfer from General Fund						\$ 25,000		\$ 100,000
State Grant					\$ 100,000	\$ 100,000		
Public Private Partnership						\$ 75,000		
Transfer from CRA - 1990				\$ 65,000	\$ 45,000	\$ 45,000	\$ 35,000	\$ 35,000
Transfer from CRA - 2013				\$ 270,000	\$ 428,000	\$ 517,366	\$ 499,564	\$ 518,830
Subtotal Revenues	\$ -	\$ -	\$ -	\$ 835,000	\$ 1,848,000	\$ 1,987,366	\$ 533,564	\$ 651,630
Carry Forward Reserves					\$ -	\$ -	\$ -	\$ -
TOTAL FUNDING SOURCES	\$ -	\$ -	\$ -	\$ 835,000	\$ 1,848,000	\$ 1,987,366	\$ 533,564	\$ 651,630
PROJECT								
<u>Planning/Studies</u>								
Storm water Master Plan				\$ 50,000				
Medical Arts District Master Plan					\$ 25,000			
White Lakes Business/Industrial Park Master Plan					\$ 25,000			
Whispering Pines Park Master Plan/City- Wide						\$ 25,000		
City-wide Wayfinding Plan/Corridor Enhancement Plan						\$ 25,000		
Total Planning/Studies	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -
<u>Buildings</u>								
Refurbish (2) Dampier Dwellings/CUB Demo				\$ 20,000				
Total Buildings	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
<u>Improvements</u>								
Downtown Kiosks				\$ 20,000				
Godowski Property Development				\$ 200,000	\$ 550,000	\$ 575,000		

CAPITAL IMPROVEMENT PROGRAM
INVERNESS COMMUNITY REDEVELOPMENT AGENCY
FY 2016 - 2020

INVERNESS COMMUNITY REDEVELOPMENT AGENCY	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
Facade Program				\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Lakefront Improvement Project				\$ 150,000	\$ 425,000	\$ 425,000		
WPP Campground Facility				\$ 150,000	\$ 425,000	\$ 425,000		
Highland Blvd-Storm Water Improvements					\$ 100,000	\$ 100,000		
Downtown Electrical Infrastructure					\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Tompkins Street Rehabilitation						\$ 39,366	\$ 100,000	
Pine Street & Main Street Parking Lot						\$ 75,000	\$ 75,000	\$ 200,000
Roadway/Parking/Drainage WPP							\$ 70,584	\$ 163,630
Total Improvements	\$ -	\$ -	\$ -	\$ 540,000	\$ 1,545,000	\$ 1,684,366	\$ 290,564	\$ 408,630
Equipment/Software								
Downtown Amenities				\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Street Pole Banners				\$ 10,000	\$ 10,000	\$ 10,000		
Total Equipment/Software	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 15,000	\$ 15,000
Debt								
Bond Issue Expense/Repayment				\$ 200,000	\$ 228,000	\$ 228,000	\$ 228,000	\$ 228,000
Total Equipment/Software	\$ -	\$ -	\$ -	\$ 200,000	\$ 228,000	\$ 228,000	\$ 228,000	\$ 228,000
TOTAL PROJECT COSTS	\$ -	\$ -	\$ -	\$ 835,000	\$ 1,848,000	\$ 1,987,366	\$ 533,564	\$ 651,630
PROJECTED SURPLUS (DEFICIT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF INVERNESS
CAPITAL IMPROVEMENT PROGRAM
SUMMARY BY FUNDING SOURCE
WHISPERING PINES PARK FUND
FISCAL YEAR 2016

WHISPERING PINES PARK	EQUIPMENT RESERVES	CARRY FORWARD CAPITAL RESERVES	TOTAL
PROJECT			
Building			
Toll Booth Style Parking System		\$ 40,000	\$ 40,000
Comfort Stations Renovation		\$ 10,000	\$ 10,000
Total Building	\$ -	\$ 50,000	\$ 50,000
Improvements			
Fencing (Field) Replacement		\$ 5,700	\$ 5,700
Fence Replacement Program - ROW		\$ 3,000	\$ 3,000
Roadway/Parking/Drainage Improvements		\$ 15,000	\$ 15,000
Field Facility Retrofit		\$ 25,000	\$ 25,000
Total Improvements	\$ -	\$ 48,700	\$ 48,700
Equipment			
Reel Mower Replacement	\$ 40,000		\$ 40,000
Replacement Vehicle and Upgrades	\$ 42,000		\$ 42,000
Pool Pump Replacements		\$ 5,000	\$ 5,000
Playground/Fitness/Trail Equipment Upgrades		\$ 15,000	\$ 15,000
Picnic Tables, Benches, Trash Receptacles		\$ 7,000	\$ 7,000
Aquatic Operations Upgrades		\$ 4,500	\$ 4,500
Total Equipment	\$ 82,000	\$ 31,500	\$ 113,500
TOTAL BY FUNDING SOURCE	\$ 82,000	\$ 130,200	\$ 212,200

CITY OF INVERNESS
CAPITAL IMPROVEMENT PROGRAM
WHISPERING PINES PARK
FY 2016 - 2020

WHISPERING PINES PARK	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
FUNDING SOURCES									
Trf from Whispering Pines Park Fund	\$ 89,500	\$ 42,000	\$ 75,000	\$ 50,500					
Loan Proceeds			\$ 500,000	\$ -					
Transfer from the General Fund							\$ 66,784	\$ 85,700	\$ 75,000
Recreation User Fees								\$ 20,000	
Equipment Reserves			\$ 77,000	\$ 35,000	\$ 82,000				\$ 27,000
Sub-Total	\$ 89,500	\$ 42,000	\$ 652,000	\$ 85,500	\$ 82,000	\$ -	\$ 66,784	\$ 105,700	\$ 102,000
Carry Forward Reserve	\$ 221,025	\$ 242,573	\$ 163,019	\$ 211,416	\$ 256,416	\$ 126,216	\$ 10,216	\$ 0	\$ 0
TOTAL FUNDING SOURCES	\$ 310,525	\$ 284,573	\$ 815,019	\$ 296,916	\$ 338,416	\$ 126,216	\$ 77,000	\$ 105,700	\$ 102,000
PROJECT									
Building									
Pool Storage Area	\$ 9,693								
Lightning Protection - Pool Office Bldg	\$ 4,950								
Toll Booth Style Parking System					\$ 40,000				
Comfort Stations Renovation			\$ 10,000	\$ 10,000	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Total Building	\$ 14,643	\$ -	\$ 10,000	\$ 10,000	\$ 50,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Improvements									
Jr. Olympic Pool Resurfacing	\$ 31,500								
Pool Deck Pavers		\$ 4,760							
Boy Scout Area Upgrades			\$ 35,000	\$ -					
Fencing (Field) Replacement			\$ 5,700	\$ -	\$ 5,700		\$ 2,000	\$ 5,700	
Fence Replacement Program - ROW			\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
Roadway/Parking/Drainage Improvements		\$ 34,825	\$ 50,000	\$ -	\$ 15,000	\$ 15,000	\$ 30,000	\$ 30,000	\$ 30,000
Field Facility Retrofits					\$ 25,000	\$ 25,000			
Directional/Identification Signage			\$ 5,000	\$ 5,000		\$ 5,000	\$ 5,000		
Traffic Calming Speed Humps						\$ 6,000		\$ 6,000	
Athletic Court Resurfacing						\$ 10,000	\$ 10,000	\$ 24,000	
Pavilion - Splash Park/Playground			\$ 20,000	\$ -				\$ 20,000	
Total Improvements	\$ 31,500	\$ 39,585	\$ 115,700	\$ 5,000	\$ 48,700	\$ 64,000	\$ 50,000	\$ 88,700	\$ 33,000
Equipment									
In-Field Groomer Replacement	\$ 16,490								

CITY OF INVERNESS
CAPITAL IMPROVEMENT PROGRAM
WHISPERING PINES PARK
FY 2016 - 2020

WHISPERING PINES PARK	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
Chemical Controllers - Pools		\$ 13,894							
Equipment Replacement		\$ 9,199							
Gyro Chopper Head for Skid Steerer			\$ 23,000	\$ -	\$ -				
Reel Mower Replacement			\$ 35,000	\$ -	\$ 40,000				
Replacement Vehicle and Upgrades			\$ 42,000	\$ -	\$ 42,000				
Pool Pump Replacements			\$ 1,835	\$ 1,835	\$ 5,000	\$ 5,000			
Playground/Fitness/Trail Equipment Upgrades			\$ 13,000	\$ 13,000	\$ 15,000	\$ 15,000	\$ 5,000	\$ -	\$ 25,000
Picnic Tables, Benches, Trash Receptacles					\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
Aquatic Operations Upgrades	\$ 5,318		\$ 10,665	\$ 10,665	\$ 4,500	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Utility Terrain Vehicle - w/Attachments		\$ 10,479				\$ 10,000			
Turf Implements						\$ 5,000	\$ 5,000		
Tractor Replacement									\$ 27,000
Total Equipment	\$ 21,808	\$ 33,572	\$ 125,500	\$ 25,500	\$ 113,500	\$ 47,000	\$ 22,000	\$ 12,000	\$ 64,000
TOTAL PROJECT COSTS	\$ 67,952	\$ 73,157	\$ 251,200	\$ 40,500	\$ 212,200	\$ 116,000	\$ 77,000	\$ 105,700	\$ 102,000
PROJECTED SURPLUS (DEFICIT)	\$ 242,573	\$ 211,416	\$ 563,819	\$ 256,416	\$ 126,216	\$ 10,216	\$ 0	\$ 0	\$ 0

CITY OF INVERNESS
UTILITIES
CAPITAL IMPROVEMENT PROGRAM
SUMMARY BY FUNDING SOURCE
FISCAL YEAR 2016

FISCAL YEAR 2016 CIP FUND SUMMARY	Transfer from W/S Revenue	Grant Proceeds	Equipment Reserves	Total
PROJECT				
Water Plants	\$ 215,000	\$ 100,000		\$ 315,000
Sewer Plants	\$ 508,248	\$ 500,000		\$ 1,008,248
Lines Division	\$ 293,500		\$ 35,000	\$ 328,500
TOTAL BY FUNDING SOURCE	\$ 1,016,748	\$ 600,000	\$ 35,000	\$ 1,651,748

CITY OF INVERNESS
CAPITAL IMPROVEMENT PROGRAM SUMMARY
UTILITIES
FISCAL YEAR 2016-2020

WATER/SEWER CIP SUMMARY	2013 Actual	2014 Actual	2015 Budget	2015 Projected	2016	2017	2018	2019	2020
FUNDING SOURCES									
Transfer from W/S Revenue	375,000	235,000	423,000	390,000	655,000	855,000	765,000	547,500	460,000
Transfer from W/S Revenue - Debt	339,248	208,248	208,248	208,248	208,248	208,248	208,248	208,248	208,248
Assessment								30,000	120,000
Lease Proceeds		1,896,662							
Use of Equipment Reserves			30,000	30,000	35,000		35,000		
Grants-Water			100,000	100,000	100,000	120,000	120,000	97,500	62,500
Grants - Sewer	498,464	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Equipment Reserves	490,000	465,000	435,000	435,000	400,000	400,000	365,000	365,000	365,000
Carry Forward Balance (adjusted)	2,352,322	2,665,958	2,655,008	2,891,008	1,729,858	1,729,858	1,729,858	1,729,858	1,729,858
TOTAL FUNDING SOURCES	4,055,034	5,971,068	4,351,256	4,554,256	3,628,106	3,813,106	3,723,106	3,478,106	3,445,606
PROJECT									
Water Plants	3,145	0	227,750	193,000	315,000	230,000	205,000	170,000	107,500
Wastewater Plants	41,682	60,513	463,650	463,650	300,000	400,000	375,000	285,000	155,000
Water/Sewer Lines	83,219	1,846,299	1,024,500	1,024,500	175,000	345,000	340,000	220,000	380,000
Debt Expense	721,792	708,248	708,248	708,248	708,248	708,248	708,248	708,248	708,248
TOTAL PROJECT COSTS	849,838	2,615,060	2,424,148	2,389,398	1,498,248	1,683,248	1,628,248	1,383,248	1,350,748
Ending Reserve-Equipment	465,000	465,000	435,000	435,000	400,000	400,000	365,000	365,000	365,000
PROJECTED SURPLUS (DEFICIT)	2,740,196	2,891,008	1,492,108	1,729,858	1,729,858	1,729,858	1,729,858	1,729,858	1,729,858

CAPITAL IMPROVEMENT PROGRAM
WATER
FY 2016

WATER	PROJECT COSTS	REVENUE SOURCE
PROJECT		
Water capacity modeling analysis	\$ 100,000	REVENUE
Water Quality Improvement Program	\$ 100,000	SWFMD GRANT
Citrus Booster Station MCC	\$ 70,000	REVENUE
Water Booster Pump Replacement	\$ 20,000	REVENUE
Water Plant Equipment Upgrades	\$ 25,000	REVENUE
TOTAL PROJECT COSTS	\$ 315,000	

CAPITAL IMPROVEMENT PROGRAM
WATER
FY 2016 - 2020

WATER	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
FUNDING SOURCES									
Transfer from W/S Revenue (4000)		\$ 30,000	\$ 83,000	\$ 30,000	\$ 215,000	\$ 110,000	\$ 85,000	\$ 72,500	\$ 45,000
Grant Proceeds			\$ 100,000	\$ 100,000	\$ 100,000	\$ 120,000	\$ 120,000	\$ 97,500	\$ 62,500
Equipment Reserve Fund			\$ 15,000	\$ 15,000					
Sub-Total	\$ -	\$ 30,000	\$ 178,000	\$ 145,000	\$ 315,000	\$ 230,000	\$ 205,000	\$ 170,000	\$ 107,500
Carry Forward Balance	\$ 523,350	\$ 520,205	\$ 488,045	\$ 550,205	\$ 502,205	\$ 502,205	\$ 502,205	\$ 502,205	\$ 502,205
TOTAL FUNDING SOURCES	\$ 523,350	\$ 550,205	\$ 666,045	\$ 695,205	\$ 817,205	\$ 732,205	\$ 707,205	\$ 672,205	\$ 609,705
PROJECT									
Studies/Planning									
Water capacity modeling analysis					\$ 100,000				
Total Studies/Planning	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Buildings									
Citrus Booster Station GSI Rehab	\$ 3,145		\$ 19,750	\$ -		\$ 20,000	\$ 80,000		
Total Buildings	\$ 3,145	\$ -	\$ 19,750	\$ -	\$ -	\$ 20,000	\$ 80,000	\$ -	\$ -
Improvements									
Water Quality Improvement Program			\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 80,000	\$ 60,000	\$ 62,500
Total Improvements	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 80,000	\$ 60,000	\$ 62,500
Equipment									
Chlorine Tank Replacement			\$ 15,000	\$ -					
581 WTP Chlorine Skid Replacement			\$ 25,000	\$ 25,000					
581 MCC Upgrade for Well 3			\$ 18,000	\$ 18,000					
Citrus Booster Station MCC			\$ 30,000	\$ 30,000	\$ 70,000				
Water Booster Pump Replacement			\$ 20,000	\$ 20,000	\$ 20,000	\$ 10,000	\$ 20,000	\$ 10,000	\$ 20,000
Water Plant Equipment Upgrades					\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Citrus Generator Replacement						\$ 75,000			
WTP (581) Generator Replacement								\$ 75,000	
Total Equipment	\$ -	\$ -	\$ 108,000	\$ 93,000	\$ 115,000	\$ 110,000	\$ 45,000	\$ 110,000	\$ 45,000
TOTAL PROJECT COSTS	\$ 3,145	\$ -	\$ 227,750	\$ 193,000	\$ 315,000	\$ 230,000	\$ 205,000	\$ 170,000	\$ 107,500
PROJECTED SURPLUS (DEFICIT)	\$ 520,205	\$ 550,205	\$ 438,295	\$ 502,205	\$ 502,205	\$ 502,205	\$ 502,205	\$ 502,205	\$ 502,205

CAPITAL IMPROVEMENT PROGRAM
WASTEWATER TREATMENT
FY 2010

Wastewater Treatment and Reclamation	PROJECT COSTS	REVENUE SOURCE
PROJECT		
Buildings		
Lift Station Lighting Installation	\$ 20,000.00	REVENUE
Equipment Storage Facility at WRF	\$ 50,000.00	REVENUE
Install Three phase Power at LS	\$ 20,000.00	REVENUE
Total Building	\$ 90,000.00	
Improvements		
WRF Sidewalk Installation	\$ 5,000.00	REVENUE
Master Lift Station Master Pump & Piping	\$ 25,000.00	REVENUE
Lift Station Security Fencing	\$ 10,000.00	REVENUE
Wastewater Infiltration Repairs	\$ 15,000.00	REVENUE
Total Improvements	\$ 55,000.00	
Equipment		
Purchase Off Road Vehicle	\$ 10,000.00	REVENUE
Upgrade WRF computers/ SCADA	\$ 20,000.00	REVENUE
WRF Wash Stations	\$ 5,000.00	REVENUE
WRF Install lightning protection	\$ 50,000.00	REVENUE
Lift Station Safety Grates	\$ 10,000.00	REVENUE
Lift Station Upgrades	\$ 20,000.00	REVENUE
Back-up LS pump units	\$ 15,000.00	REVENUE
WRF Equipment Upgrades	\$ 25,000.00	REVENUE
Total Equipment	\$ 155,000.00	
Debt Service/Other		
Debt/Interest Expense - SRF-WWTP	\$ 708,248.00	REVENUE/DEP GRANT
	\$ 708,248.00	
Total	\$ 1,008,248.00	

CAPITAL IMPROVEMENT PROGRAM
WASTEWATER TREATMENT AND RECLAMATION
FY 2016-2020

SEWER	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
FUNDING SOURCES									
Transfer from W&S Revenue (4000)		\$ 110,000	\$ 140,000	\$ 140,000	\$ 300,000	\$ 400,000	\$ 375,000	\$ 285,000	\$ 155,000
Transfer from W&S Revenue-Debt Service	\$ 330,248	\$ 208,248	\$ 208,248	\$ 208,248	\$ 208,248	\$ 208,248	\$ 208,248	\$ 208,248	\$ 208,248
Equipment Reserve			\$ 15,000	\$ 15,000					
Lease Purchase Proceeds		\$ 13,882							
Grant Proceeds-SRF Debt Pmt Proceeds	\$ 428,484	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Carry Forward Balance	\$ 625,553	\$ 625,553	\$ 757,062	\$ 928,902	\$ 620,252	\$ 620,252	\$ 620,252	\$ 620,252	\$ 620,252
TOTAL FUNDING SOURCES	\$ 1,703,265	\$ 1,697,663	\$ 1,620,310	\$ 1,792,150	\$ 1,628,500	\$ 1,728,500	\$ 1,703,500	\$ 1,613,500	\$ 1,483,500
PROJECT									
Studies/Planning									
WRF Permit Renewal						\$ 20,000			
Total Studies/Planning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -
Buildings									
#24 Lift Station Upgrades			\$ 70,000	\$ 70,000					
Lift Station Upgrades - Combined	\$ 8,223	\$ 7,813	\$ 157,350	\$ 157,350					
WRF Mixer Controller			\$ 32,550	\$ 32,550					
Lift Station Lighting Installation					\$ 20,000				
Equipment Storage Facility at WRF					\$ 50,000				
Install Three phase Power at LS					\$ 20,000	\$ 20,000	\$ 20,000		
Construct New Master Lift Station					\$ -	\$ 50,000	\$ 100,000	\$ 100,000	
Total Building	\$ 8,223	\$ 7,813	\$ 259,900	\$ 259,900	\$ 90,000	\$ 70,000	\$ 120,000	\$ 100,000	\$ -
Improvements									
WRF Sidewalk Installation					\$ 5,000				
Master Lift Station Master Pump & Piping					\$ 25,000	\$ 25,000			
Lift Station Security Fencing	\$ 33,458		\$ 20,000	\$ 20,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Wastewater Infiltration Repairs			\$ 15,000	\$ 15,000	\$ 15,000	\$ 10,000	\$ 15,000	\$ 10,000	\$ 15,000
WWTP Fence and Security			\$ 15,000	\$ 15,000		\$ 25,000	\$ 15,000		
WRF Spray Field Fence Replacement						\$ 25,000	\$ 25,000		
Total Improvements	\$ 33,458	\$ -	\$ 50,000	\$ 50,000	\$ 55,000	\$ 95,000	\$ 65,000	\$ 20,000	\$ 25,000

CAPITAL IMPROVEMENT PROGRAM
WATER/SEWER LINES
FY 2016

WATER/SEWER LINES	PROJECT COSTS	REVENUE SOURCES
<i>Improvements</i>		
Fire Hydrant Replacements	\$ 20,000	REVENUE
Water Line Extensions-In City	\$ 10,000	REVENUE
Water Line Extensions - Out of City	\$ 10,000	REVENUE
Water Line Replacements & Upgrades	\$ 35,000	REVENUE
Water Line Upgrades	\$ 25,000	REVENUE
Sewer Lateral Replacement	\$ 20,000	REVENUE
Sewer Line Replacement Program-In-City	\$ 20,000	REVENUE
<i>Total Improvements</i>	\$ 140,000	
<i>Equipment</i>		
Service Vehicle Replacement	\$ 35,000	EQUIP RESERVE
<i>Total Equipment</i>	\$ 35,000	
<i>Debt</i>		
Master Capital Lease-Meter Program	\$ 153,500	REVENUE
<i>Total Debt</i>	\$ 153,500	
TOTAL PROJECT COSTS	\$ 328,500	

CAPITAL IMPROVEMENT PROGRAM
WATER/SEWER LINES
FY 2016 - 2020

WATER/SEWER LINES	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
FUNDING SOURCES									
Transfer from W&S Revenue (4000)	\$ 375,000	\$ 95,000	\$ 220,000	\$ 220,000	\$ 140,000	\$ 345,000	\$ 305,000	\$ 190,000	\$ 260,000
Lease Proceeds		\$ 1,883,000							
Assessments/Developer Agree								\$ 30,000	\$ 120,000
Equipment Reserve	\$ 25,000				\$ 35,000		\$ 35,000		
Subtotal Revenues	\$ 400,000	\$ 1,978,000	\$ 220,000	\$ 220,000	\$ 175,000	\$ 345,000	\$ 340,000	\$ 220,000	\$ 380,000
Carry Forward Balance	\$ 983,419	\$ 1,280,200	\$ 1,411,901	\$ 1,411,901	\$ 607,401	\$ 607,401	\$ 607,401	\$ 607,401	\$ 607,401
TOTAL FUNDING SOURCES	\$ 1,363,419	\$ 3,258,200	\$ 1,631,901	\$ 1,631,901	\$ 782,401	\$ 952,401	\$ 947,401	\$ 827,401	\$ 987,401
PROJECT									
Improvements									
Acquisition - County Utility Areas	\$ 3,448	\$ 1,084	\$ 157,400	\$ 157,400					
Fire Hydrant Replacements			\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Water Line Extensions-In City	\$ 9,990		\$ 20,000	\$ 20,000	\$ 10,000	\$ 100,000	\$ 10,000	\$ 10,000	\$ 10,000
Water Line Extensions - Out of City			\$ 20,000	\$ 20,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Water Line Replacements & Upgrades	\$ 58,881		\$ 118,800	\$ 118,800	\$ 35,000	\$ 130,000	\$ 180,000	\$ 35,000	\$ 35,000
Water Line Upgrades					\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Sewer Lateral Replacement			\$ 60,000	\$ 60,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Sewer Line Replacement Program-In-City		\$ 2,824	\$ 113,800	\$ 113,800	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Install Auto Flushers						\$ 20,000	\$ 20,000	\$ 20,000	
Hwy 41 Sewer Extension Project								\$ 60,000	\$ 240,000
Total Improvements	\$ 72,299	\$ 45,708	\$ 510,000	\$ 510,000	\$ 140,000	\$ 345,000	\$ 305,000	\$ 220,000	\$ 380,000
Equipment									
Automated Meter Reading Collection System		\$ 1,800,591	\$ 514,500	\$ 514,500					
Service Vehicle Replacement	\$ 10,920				\$ 35,000		\$ 35,000		
Total Equipment	\$ 10,920	\$ 1,800,591	\$ 514,500	\$ 514,500	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ -

CAPITAL IMPROVEMENT PROGRAM
WATER/SEWER LINES
FY 2016 - 2020

WATER/SEWER LINES	Actual 2013	Actual 2014	Budget 2015	Projected 2015	Budget 2016	Budget 2017	Budget 2018	Budget 2019	Budget 2020
TOTAL PROJECT COSTS	\$ 83,219	\$ 1,846,299	\$ 1,024,500	\$ 1,024,500	\$ 175,000	\$ 345,000	\$ 340,000	\$ 220,000	\$ 380,000
PROJECTED SURPLUS (DEFICIT)	\$ 1,280,200	\$ 1,411,901	\$ 607,401	\$ 607,401	\$ 607,401	\$ 607,401	\$ 607,401	\$ 607,401	\$ 607,401